

2012

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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. # 180
Hoffman Estates, IL 60189

14100065



Doc#: 1432110078 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2014 12:41 PM Pg: 1 of 4

THE GRANTOR(S), Susan K. Toolan, widow, of the Village of Riverside, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to SERC LLC, a Delaware Limited Liability Company (GRANTEE'S ADDRESS) 2 N. Riverside Plaza, Suite 1250, Chicago, Illinois 60606 of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-25-309-026-0000
Address(es) of Real Estate: 352 Selborne Road, Riverside, Illinois 60456

Dated this 17th day of November, 2014

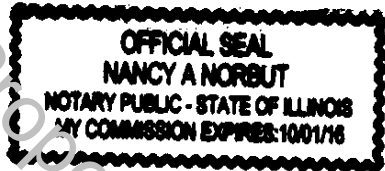
Susan K. Toolan
Susan K. Toolan

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susan K. Toolan, widow, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of November, 2014



Nancy A. Norbut
(Notary Public)

Prepared By: Nancy A. Norbut
362 E. Burlington Street
Riverside, Illinois 60546

Mail To:
SERC LLC, a Delaware Limited Liability Company
2 N. Riverside Plaza, Suite 1250
Chicago, Illinois 60606

Name & Address of Taxpayer:
SERC LLC, a Delaware Limited Liability Company
2 N. Riverside Plaza, Suite 1250
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		17-Nov-2014
	COUNTY:	222.50
	ILLINOIS:	445.00
	TOTAL:	667.50
15-25-309-026-0000 20141101643200 1-060-954-752		

Compliance Exemption Approved
Village of Riverside

By Patricia Carley
Date November 5, 2014

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EXHIBIT 'A' Legal Description

That part of Lot 1253 in Block 31 in Third Division of Riverside, a subdivision in Sections 25 and 36, Township 39 North, Range 12, East of the Third Principal Meridian, lying Northerly of a straight line extending from the middle point of the front or street line of said Lot, to a point in the rear line of said Lot, 26 feet Northwesterly of the Southwesterly corner of said Lot (except that part of said Lot 1253, lying Northerly of a straight line beginning at a point in the rear line thereof 6 feet Southeasterly of the Northwesterly corner of said Lot 1253 and extending to the Northeasterly corner thereof) in Cook County, Illinois.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Diana M. Krue

being duly sworn on oath, states that _____ resides at 2800W. HIGGINS, H.E. 14. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: 10069

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein, for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Diana M. Krue

SUBSCRIBED and SWORN to before me

this 7th day of Nov., 2014.

[Signature]

