

# UNOFFICIAL COPY



Document prepared by:  
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15419 127<sup>th</sup> Street  
Lemont, IL 60439

Doc#: 1434433106 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/10/2014 04:02 PM Pg: 1 of 4

Mail document to:  
Sandy Kotsios  
3 W. Lonnquist  
Mt. Prospect, IL 60056

Mail tax bills to:  
Sandra Krekeler and Linda Kincaid  
41 Lahinch Drive  
Lemont, IL 60439

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, VLAD G. BADESCU, married to LOUISA BADESCU, of the Village of Lemont, State of Illinois, for and in consideration of Ten Dollars and no/100, in hand paid, CONVEY and WARRANT to SANDRA J. KREKELER and LINDA G. KINCAID, of 22403 Mallow, Frankfort, Illinois, not as joint tenants or tenants by the entirety, but as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See legal description on reverse side hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as joint tenants or tenants by the entirety, but as TENANTS IN COMMON.

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

Address: 41 Lahinch Drive, Lemont, IL 60439

PIN# 22-34-104-029-0000

Dated this 1<sup>st</sup> day of December, 2014.

VLAD G. BADESCU

LOUISA BADESCU

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that VLAD G. BADESCU and LOUISA BADESCU, husband and wife personally known to me to be the same persons whose names 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 1st day of December, 2014.

S Y  
P 14  
S N  
SC Y  
INT D

Notary Public



FIRST AMERICAN TITLE ORDER # 2 SP7710

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## LEGAL DESCRIPTION

### Parcel 1:

That part of Lot 13 in Ruffled Feathers Golf Club Community, being a resubdivision of Lots 118 thru 144 in Ruffled Feathers being a subdivision of part of Section 27 and part of the North ½ of Section 34, all in Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded November 15, 1996 as Document No. 96873927, described as follows: Commencing at the most Northerly corner of aforementioned Lot 13; thence South 58 degrees 29 Minutes 05 Seconds East along the Northeast line of said Lot 13, 119.76 feet; thence South 29 degrees 58 minutes 33 seconds West along the Southeast line of said Lot 13, 26.57 feet to a point of beginning; thence continuing along the last mentioned course 34.80 feet; thence South 89 degrees 48 minutes 31 seconds West, through a common party wall, 142.08 feet to a point in the Northwest line of said Lot 13 and also the Southeast right of way line of Lahinch Drive; thence Northeast along the arc of a curve concave to the Southeast, having a radius of 212.66 feet and an arc length of 4.03 feet to a point of tangency; thence North 31 degrees 30 minutes 55 seconds East along the Northwest line of said Lot 13, 31.30 feet thence South 89 degrees 48 minutes 31 seconds East, 141.03 feet to the Point of Beginning, all in Cook County, Illinois.

### Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 over Outlots P and R as created by Ruffled Feathers Plat of Subdivision aforesaid.

### Parcel 3:

Easements for ingress and egress for the benefit of Parcel 1 over Outlots 23, 24 and 25 in Ruffled Feathers Golf Club Community aforesaid.

REAL ESTATE TRANSFER TAX		01-Dec 2014
COUNTY:	ILLINOIS:	139.50
TOTAL:		279.00
22-34-104-029-0000   20141201648616   0-518-386-304		418.50

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## PLAT ACT AFFIDAVIT


STATE OF ILLINOIS            )  
COUNTY OF COOK            )

VLAD G. BADESCU, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing parcel) -OR- the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 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 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 2 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiants further states that they make this Affidavit for the purposes of inducing the Recorder of Deeds of Cook, Illinois, to accept the attached Deed for recording.

  
 \_\_\_\_\_  
 VLAD G. BADESCU

SUBSCRIBED and SWORN to before me  
this 1<sup>st</sup> day of December, 2014.

  
 \_\_\_\_\_  
 Notary Public



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THAT PART OF LOT 13 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 THRU 144 IN RUFFLED FEATHERS BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1996 AS DOCUMENT NO. 96873927, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 13; THENCE SOUTH 58 DEGREES 29 MINUTES 05 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 13, 119.76 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT 13, 26.57 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED COURSE 34.80 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS WEST, THROUGH A COMMON PARTY WALL, 142.08 FEET TO A POINT IN THE NORTHWEST LINE OF SAID LOT 13 AND ALSO THE SOUTHEAST RIGHT OF WAY LINE OF LAHINCH DRIVE; THENCE NORTHEAST ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 212.66 FEET AND AN ARC LENGTH OF 4.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 30 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 13, 31.30 FEET THENCE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS EAST, 141.03 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY AFORESAID.

Permanent Index #'s: 22-34-104-029-0000 Vol. 0062

Property Address: 41 Lahinch Drive, Lemont, Illinois 60439