

# UNOFFICIAL COPY

**PREPARED BY:**

Jon L. Beermann  
728 Florsheim Drive  
Libertyville, IL 60048



Doc#: 1501345004 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2015 08:36 AM Pg: 1 of 4

**MAIL TAX BILL TO:**

Michael Strening and Andrea K. Strening  
2820 Orchard Lane  
Wilmette, IL 60091

**MAIL RECORDED DEED TO:**

William R. Strening  
1401 Burr Oak Rd.  
Hinsdale, IL 60521

## TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Jeffrey Kogan and Carol Fresia, husband and wife, of the City of Wilmette, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael Strening Jr. and Andrea K. Strening, husband and wife, of 5555N. Sheridan Road #402, Chicago, Illinois 60640, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

~~THAT PART OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 4 IN JAMES CRABB SUBDIVISION OF THE WEST 5 ACRES (EXCEPT THE SOUTH 152.55 FEET OF THE EAST 396 FEET THEREOF) OF SAID LOT 44 IN COUNTY CLERK'S DIVISION AFORESAID, AS TO THE POINT OF BEGINNING; THENCE SOUTH 152.55 FEET PARALLEL TO THE EAST LINE OF THE WEST 5 ACRES OF SAID LOT 44; THENCE NORTH 152.55 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF THE WEST 5 ACRES OF SAID LOT 44 TO THE SOUTH WEST CORNER OF SAID LOT 4 ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.~~

*See Attached*

ALSO DESCRIBED AS:

~~LOT 3 IN THE THALMAN-FRAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 44 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE RECORDER OF DEEDS, ON APRIL 27, 1956 AS DOCUMENT NUMBER 16536033 IN COOK COUNTY, ILLINOIS.~~

Permanent Index Number(s): 05-32-104-111-0000  
Property Address: 2820 Orchard Lane, Wilmette, IL 60091

Subject, however, to the general taxes for the year of 2014 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

*SPT - Del 4 CO - 6052*  
Return to:  
Wheatland Title Guaranty  
105 W. Veterans Parkway  
Yorkville, IL 60560

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Drive  
Chicago, IL 60606

# UNOFFICIAL COPY

Dated this 22 day of December, 2014

Jeffrey Kogan  
Jeffrey Kogan

Carol Fresia  
Carol Fresia

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 Jeffrey Kogan and Carol Fresia, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 22 day of December, 2014

Lisa M Nielsen  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



Village of Wilmette \$1,000.00  
Real Estate Transfer Tax

1000 - 14053 **DEC 19 2014**  
Issue Date \_\_\_\_\_

### REAL ESTATE TRANSFER TAX 13-Jan-2015

		COUNTY:	222.50
		ILLINOIS:	445.00
		TOTAL:	667.50

05-32-104-111-0000 | 20141201652871 | 0-692-962-944

Village of Wilmette \$300.00  
Real Estate Transfer Tax

300 - 4585 **DEC 19 2014**  
Issue Date \_\_\_\_\_

Village of Wilmette \$30.00  
Real Estate Transfer Tax

Thirty - 839 **DEC 19 2014**  
Issue Date \_\_\_\_\_

Village of Wilmette \$5.00  
Real Estate Transfer Tax

Five - 4186 **DEC 19 2014**  
Issue Date \_\_\_\_\_

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 05-32-104-111-0000

**Property Address:**

2820 Orchard Lane

Wilmette, IL 60091

**Legal Description:**

THAT PART OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 4 IN JAMES CRABB SUBDIVISION OF THE WEST 5 ACRES (EXCEPT THE SOUTH 152.55 FEET OF THE EAST 396 FEET THEREOF) OF SAID LOT 44 IN COUNTY CLERK'S DIVISION AFORESAID, AS TO THE POINT OF BEGINNING; THENCE SOUTH 152.55 FEET PARALLEL TO THE EAST LINE OF THE WEST 5 ACRES OF SAID LOT 44; THENCE WEST 66 FEET ALONG THE SOUTH LINE OF SAID LOT 44; THENCE NORTH 152.55 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF THE WEST 5 ACRES OF SAID LOT 44 TO THE SOUTH WEST CORNER OF SAID LOT 4 IN JAMES CRABB SUBDIVISION AFORESAID; THENCE EAST 66 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**ALSO DESCRIBED AS:**

LOT 3 IN THE THALMAN-FRAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 44 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE RECORDER OF DEEDS, ON APRIL 27, 1956 AS DOCUMENT NUMBER 16536033 IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

# UNOFFICIAL COPY

RECORDER OF COOK COUNTY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF Kendall ) SS

Jodi Garrard, being duly sworn on oath, deposes and states that she reside(s) at 105 W. Veterans Parkway, Yorkville, IL 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is 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 is 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land in crossed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Jodi Garrard

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 9th DAY  
OF Jun, 2015

Linda V. Lis  
Notary Public

