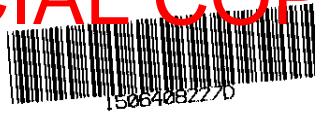


UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 1506408227 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 02:14 PM Pg: 1 of 3

Above Space for Recorder's Use Only 3

THE GRANTOR(s) Thomas F Larmon married to Sheila Bolton-Larmon of the City of Lemont, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* George Mendenhall 5202 Wellington St., Downers Grove, Illinois, 60515 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2014 and 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 22-32-300-061-0000 *z*

Address(es) of Real Estate:
15718 132nd Street Lemont Illinois 60439

The date of this deed of conveyance is 02/26/2015.

Thomas F Larmon

(SEAL) Thomas F Larmon

Sheila Bolton-Larmon
Sheila Bolton-Larmon

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas F Larmon and Sheila Bolton-Larmon 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.

(Impress Seal Here)

Given under my hand and official seal 02/26/2015.

(My Commission Expires)



Joanna Janks
Notary Public

Notary Public

© By FNTIC 2015

FIDELITY NATIONAL TITLE OC 15 001903
100 2

REAL ESTATE TRANSFER TAX

27-Feb-2015



COUNTY: 139.50
ILLINOIS: 279.00
TOTAL: 418.50

22-32-300-061-0000 | 20150201666046 | 1-550-466-688

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

15718 132nd Street
Lemont, Illinois 60439**Legal Description**

That part of Lot 15 in County Clerk's Division of Section 32, Township 37 North, Range 11; East of the Third Principal Meridian, described as follows:

Commencing at an iron pipe 320 feet North of and 511.21 feet West of the South East corner of said Lot 15; thence Westerly and parallel to the South line of said Lot 15, a distance of 154.44 feet to the place of beginning; thence continuing Westerly on last described line 134.35 feet thence Northerly parallel to the East line of said Lot 15 a distance of 251.26 feet to the North line of road easement; thence turning and running on a curved line convex to the South East having a radius of 43.14 feet, a distance of 97.91 feet measured on arc; thence North West on a straight line tangent to the last described curved line, a distance of 163.221 feet; thence on a curved line convex to the North West having a radius of 23.42 feet, a distance of 47.35 feet measured on arc; thence Easterly on a straight line tangent to the last described curved line, a distance of 177.79 feet to an iron pipe on a line parallel to and 515.65 feet South of the North line of said Lot 15; thence Southwesterly to the

This instrument was prepared by Joseph McGovern Law Office of Joseph McGovern 2940 W 95th St. Evergreen Park, IL 60805	Send subsequent tax bills to: George Mendenhall 5202 Wellington St. Downers Grove, Illinois 60515	Recorder-mail recorded document to: <i>Angileri & Associates</i> <i>4450 Plainfield Rd</i> <i>Suite 1</i> <i>Darien IL 60561</i>
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UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK, SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000
FAX: (312) 621-5033

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS } SS.
COUNTY OF Cook

Thomas F. Larmon, being duly sworn on oath, states that

the affiant resides at 15718 132nd Street, Lemont, IL 60439, and further

states that (please check the appropriate box):

[x] That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

[] That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

- 1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. 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 Land 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;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

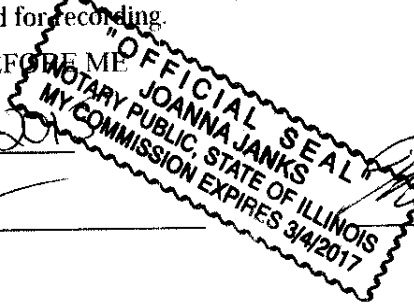
Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 20 day of Feb, 2017

[Signature of Notary Public]

Notary Public
WLP



[Signature of Affiant]

Signature of Affiant