

# UNOFFICIAL COPY



Doc#: 1507649054 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2015 01:41 PM Pg: 1 of 3

## WARRANTY DEED

53013257  
Fidelity National Title 287

THE GRANTOR, 2256 W. Nichols, LJZ, LLC, an Illinois limited liability company, having its office at 252 Golf Links Street, Pleasant Hill, California, County of Contra Costa, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid CONVEYS and

WARRANTS TO: Handol Properties\* the following described Real Estate located in the County of Cook in the State of Illinois, to wit:

\* LLC

### LEGAL DESCRIPTION ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO Covenants, conditions, and restrictions of record and to General Taxes for 2014 and subsequent years.

Permanent Real Estate Index Number: 02-01-200-024-0000

Address of Real Estate: 2256 Nichols, Arlington Heights, IL 60004

Dated this 3rd day of February, 2014

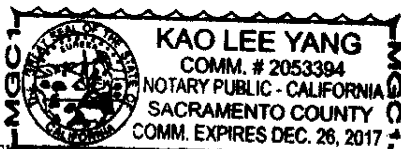
By: 2256 W. Nichols, LJZ, LLC  
*Louis Zahorak*  
Louis Zahorak, manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of sacramento ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis Zahorak is personally known to me to be the same person and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of February, 2015.

Commission expires December 26, 2017



*Kao Lee Yang*  
Notary Public

This instrument was prepared by Avenue, Arlington Heights, IL 60005

Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton

Send Subsequent Tax Bills to:

HANDOL PROPERTIES LLC  
707 SPRUCE DR.  
PROSPECT HEIGHTS, IL  
60070

Mail to:

NANCY N. SANDER, ESQ  
8532 SCHOOL ST.  
MORTON GROVE, IL 60053

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY**

1990 E ALGONQUIN RD 201, SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 397-1300

FAX: (847) 885-5728

ORDER NUMBER: 2011 053017257 USC  
STREET ADDRESS: 2256 NICHOLS ROADCITY: ARLINGTON HEIGHTS  
TAX NUMBER: 02-01-200-024-0000

COUNTY: COOK

**LEGAL DESCRIPTION:**

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEGINNING AT A POINT 892.45 FEET NORTH AND 252.84 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 38.04 FEET; THENCE SOUTH 16 DEGREES 58 MINUTES 13 SECONDS WEST 13.29 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES 28 SECONDS WEST, 2.27 FEET; THENCE 17 DEGREES 26 MINUTES 30 SECONDS WEST, 8.93 FEET TO A POINT 836.56 FEET NORTH AND 243.55 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 32.67 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, 71.75 FEET; THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, 34.62 FEET; THENCE SOUTH 71 DEGREES 50 MINUTES 03 SECONDS EAST, 9.38 FEET; THENCE SOUTH 28 DEGREES 07 MINUTES 15 SECONDS EAST, 1.70 FEET; THENCE SOUTH 73 DEGREES 01 MINUTES 54 SECONDS EAST, 13.54 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED SEPTEMBER 23, AS DOCUMENT NUMBER 24119679 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 24609046 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

**REAL ESTATE TRANSFER TAX**

09-Mar-2015



COUNTY:	247.50
ILLINOIS:	495.00
TOTAL:	742.50

02-01-200-024-0000 | 20150201664633 | 1-064-833-405

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Louis Zahorak, being duly sworn on oath, states that he owns resides at 2256 Nichols Rd, A.H. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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 fro 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. 80-518, 1 eff. October 1, 1977.

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

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

Joe Zahorak

SUBSCRIBED and SWORN to before me

this 24 day of Feb, 2015

Joseph F. Delaney

