

UNOFFICIAL COPY

18042663
WARRANTY DEED



Doc#: 1507608139 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2015 12:34 PM Pg: 1 of 3

THE GRANTOR

(The space above for Recorder's use only)

Pedro R. Ramos, divorced and not since remarried of the Village of River Grove, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Jim Karkazis** of 2318 76th Avenue, Elmwood Park, Illinois 60707 in the following described Real Estate situated in Cook County, Illinois, commonly known as 2662 N. River Road, River Grove, IL 60171, legally described as:

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THAT PART OF LAND IN LA FRAMBOISE RESERVE AND IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS: BEGINNING 17.70 FEET SOUTH 69 DEGREES 15 MINUTES WEST OF A POINT ON EAST LINE OF SECTION 27, 2,029.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 19 DEGREES 38 MINUTES WEST 50 FEET FOR A POINT OF BEGINNING OF THIS TRACT OF LAND; THENCE SOUTH 69 DEGREES 01 MINUTES WEST, 156.84 FEET; THENCE NORTH 1 DEGREE 02 MINUTES 54 SECONDS EAST, 53.94 FEET; THENCE NORTH 69 DEGREES 01 MINUTES EAST, 137.78 FEET; THENCE SOUTH 19 DEGREES 38 MINUTES EAST, 50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General real estate taxes for 2014 and subsequent years.

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

Permanent Index Number (PIN): 12-27-407-040-0000

Address(es) of Real Estate: 2662 N. River Road, River Grove, IL 60171



No 003230

JD
Approved

REAL ESTATE TRANSFER TAX

12-Mar-2015



COUNTY:	77.00
ILLINOIS:	154.00
TOTAL:	231.00

12-27-407-040-0000 | 20141201653954 | 1-959-973-248

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Dated this 10th day of March, 2015

Pedro R. Ramos (SEAL)
Pedro R. Ramos

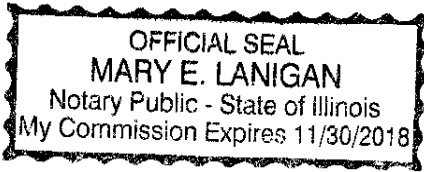
STATE OF ILLINOIS)

)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pedro R. Ramos personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 10th day of March, 2015



Mary E. Lanigan
NOTARY PUBLIC
Commission expires 11-30-18

This instrument was prepared by: Di Silvestro & Associates, Robert J. Di Silvestro, 5231 N. Harlem Avenue, Chicago, IL 60656

MAIL TO:

~~Mr. Warren Dulski
Attorney at Law
4108 N. Cicero Avenue
Chicago, IL 60641~~

SEND SUBSEQUENT TAX BILLS TO:

Jim Karkazis
2662 N. River Road
River Grove, IL 60171

OR

Recorder's Office Box No. _____

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK)SS:

Pedro R. Ramos being duly sworn on oath, states that affiant resides at 2662 N River Road River Grove. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

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 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. This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Pedro R. Ramos
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME

This 10th day of March, 2015. Notary Public

Mary Lanigan

