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WARRANTY DEED

MAIL TO:

Wojciech Teper
Mr. George Krasnik
6444 N. Milwaukee Ave 31W190
Chicago, IL 60631 Rohrssen
Elgin IL 60120 Rd

Doc#: 1509141012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2015 11:35 AM Pg: 1 of 3

140019201852
140019201852

NAME & ADDRESS OF TAXPAYER:

Wojciech Teper
Marta Teper
31W190 Rohrssen Rd.
Elgin, IL 60120

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THE GRANTOR, DONALD E. HAMILL, married, of the City of Elgin, County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WOJCIECH TEPER and MARTA TEPER, husband and wife, whose address is 248 KOSAN Circle, Streamwood, Illinois 60107 ("Grantee"), not as tenants in common, or as joint tenants, but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: THE NORTH 161.0 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF THAT PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MAY 31, 1895 AS DOCUMENT 2227308 IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF COUNTY CLERKS SUBDIVISION OF LANDS, DOCUMENT 2227308, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 17, 66.1 FEET; THENCE WESTERLY 915.1 FEET ALONG A LINE PARALLEL TO AND 66.0 FEET (MEASURING AT RIGHT ANGLES) SOUTH OF THE SOUTH LINE OF SAID LOT 3; THENCE SOUTHERLY 705.0 FEET AT AN ANGLE OF 93 DEGREES 16 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE; THENCE WESTERLY 564.1 FEET AT AN ANGLE OF 93 DEGREES 16 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3; THENCE SOUTHERLY 718.34 FEET AT AN ANGLE OF 93 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, TO THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION, FOR A POINT OF BEGINNING; SAID POINT BEING 1207.0 FEET EAST OF CENTER OF SAID SECTION 17; THENCE EASTERLY 148.5 FEET AT AN ANGLE OF 88 DEGREES 02 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION, BEING ALSO THE CENTER LINE OF A PUBLIC HIGHWAY, TO AN ANGLE POINT IN THE PUBLIC HIGHWAY, THENCE NORTHEASTERLY AT AN ANGLE OF 134 DEGREES 23 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE CENTER LINE OF THE AFORESAID PUBLIC HIGHWAY, 211.2 FEET; THENCE NORTHERLY 432.0 FEET AT AN ANGLE OF 137 DEGREES 25 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE; THENCE WESTERLY 288.97 FEET AT AN ANGLE OF 87 DEGREES 19 MINUTES 08 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE TO A POINT ON THE AFORESAID PARALLEL LINE; THENCE SOUTHERLY 578.34 FEET ALONG SAID PARALLEL LINE AT AN ANGLE OF 92 DEGREES 56 MINUTES 20 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0010633419, AS AMENDED FOR INGRESS AND EGRESS AND CREATED BY DOCUMENT DATED OCTOBER 11, 2001 AND RECORDED OCTOBER 24, 2001 AS DOCUMENT NO. 0010991522 BY ROBERT HELLYER AND CYNTHIA SANTILLI, ALL IN COOK COUNTY, ILLINOIS.

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Property Address: 31W190 Rohrssen Road, Elgin, Illinois 60120
Property Index No.: 06-17-200-046

UNINCORPORATED
(Hanover Township)

REAL ESTATE TRANSFER TAX		30-Mar-2015
COUNTY:		382.50
ILLINOIS:		765.00
TOTAL:		1,147.50

06-17-200-046-0000 | 20150301672204 | 1-513-580-928

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Subject to general taxes for the year 2014 and subsequent years; conditions, covenants and restrictions of record.

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

This is not homestead property as to the spouse of Grantor.

DATED this 20th day of March, 2015.

Donald E. Hamill
Donald E. Hamill

STATE OF ILLINOIS)
) SS.
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY THAT DONALD E. HAMILL, married, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 20th day of March, 2015.

Marsha R. Koppien
Notary Public



This Instrument was prepared by: Terrence J. McKenna
Whose address is: FRANKS, GERKIN & McKENNA, P.C.
P.O. Box 5, Marengo, IL 60152

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Terrence J. McKenna, being duly sworn on oath, states that his office is ^{located} ~~located~~ at 19333 E. Grant Hwy., Marengo, IL 60152. That the attached deed is not in violation of 765 ILCS 205/1 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 the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- 3. The division is 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 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 easement 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 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. 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 five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations 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.

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states 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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

x Terrence J. McKenna

SUBSCRIBED AND SWORN to before me

This 25th day of March, 2015

Marsha B. Koppert
Notary Public