

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1518046140 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2015 09:23 AM Pg: 1 of 5

SEND SUBSEQUENT TAX BILLS
TO GRANTEE'S ADDRESS:

Kevin K. Vesel and
Marie-Eve J. Vesel
750 N. Brainard Avenue
La Grange Park, IL 60526

THE GRANTORS, TERRY L. MACKENZIE AND KATHY J. MACKENZIE, Husband and Wife, as Tenants By The Entirety, of the Village of La Grange Park, County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: Kevin K. Vesel and Marie-Eve J. Vesel, Husband and Wife, AS TENANTS BY THE ENTIRETY, of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:
See Exhibit "A" attached hereto and made a part hereof.

Subject to: General real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

Permanent Real Estate Index Numbers: 15-33-113-023-0000 and 15-32-203-030-0000
Address of Real Estate: 750 N. Brainard Avenue, La Grange Park, IL 60526

dated this 10th day of June, 2015.

TERRY L. MACKENZIE

KATHY J. MACKENZIE

FIDELITY NATIONAL TITLE 0015014891
3007

REAL ESTATE TRANSFER TAX		25-Jun-2015
COUNTY:		157.50
ILLINOIS:		315.00
TOTAL:		472.50

15-33-113-023-0000 | 20150601694484 | 0-750-408-576

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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 TERRY L. MACKENZIE, personally known to me to be the same persons whose names are subscribed to 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 June, 2015.

Christine Lecas
NOTARY PUBLIC

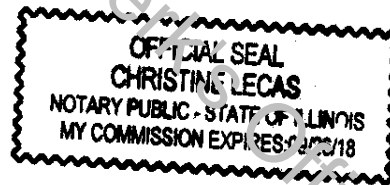


STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHY J. MACKENZIE, personally known to me to be the same persons whose names are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of June, 2015.

Christine Lecas
NOTARY PUBLIC



Prepared by:
Terrence P. Faloon
Faloon & Kenney, Ltd.
5 South 6th Avenue
La Grange, Illinois 60525

MAIL TO:
Tom Hawbecker
26 BLAINE
HINSDALE, IL 60521

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EXHIBIT "A"

Legal Description

750 N. Brainard Aveune, La Grange Park, IL 60526

PARCEL 1:

THAT PART OR PORTION OF LOT 1 IN THE SUBDIVISION OTHER ESTATE OF CATHERINE OSTRANDER IN THE EAST HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OT THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING IN THE EAST LINE OF SAID SECTION 32 AT A POINT FOR A PLACE OF BEGINNING THAT IS 533 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF SAID SECTION 32, THENCE WEST 42.67 FEET, THENCE NORTHEASTERLY 87.45 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID SECTION 32 THAT IS 610 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF SAID SECTION 32, SAID SOUTH EAST CORNER OF SAID NORTH EAST QUARTER SAID BEING THE SOUTH EAST CORNER OF SAID NORTH EAST QUARTER ALSO BEING THE SOUTH EAST CORNER OF SAID NORTH EAST QUARTER ALSO BEING THE SOUTH EAST CORNER OF SAID LOT 1 AFORESAID, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 32 AND SAID LOT 1 77 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 15 FEET OF LOT 1 AND ALL OF LOT 2 IN BLOCK 5 IN ELMEYER SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE WEST 32 RODS OF THE EAST 50 RODS OF THE NORTH 20 RODS THEREOF) IN COOK COUNTY, ILLINOIS.

PINS: 15-33-113-023-0000 AND 15-32-203-030-0000

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**STATE OF ILLINOIS

Escrow No.: OC15014891

COUNTY OF COOK

TERRY MACKENZIE and KATHY MACKENZIE, being duly sworn on oath, states that _____ resides at 750 N Brainard Avenue, La Grange Park, IL 60526. 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 -

2. The division or subdivision of the land into parcels or tracts of five (5) 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 (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 between owners of adjoining and contiguous land.
5. The conveyance 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 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 (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


TERRY MACKENZIE


KATHY MACKENZIE

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PLAT ACT AFFIDAVIT (continued)

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 10th of JUNE, 2015

Terrence P Faloon
Notary Public



Property of Cook County Clerk's Office