

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR: LISA ELDRIDGE f/k/a LISA MADDOX, divorced and not since remarried, of the Village of Glenwood, Cook County, State of Illinois, for and in consideration of Ten and no/100 Dollars (10.00) in hand paid, **CONVEYS AND WARRANTS** to: **WJ Rentals, LLC.**, an Illinois Limited Liability Company, of 3633 N. Wilton, #4, Chicago, IL 60613, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

THE WEST 150 FEET OF THE EAST 241.9 FEET OF THE NORTH 183 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS: THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


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

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2015 and subsequent years.

Permanent Real Estate Index Number: **32-11-200-009-0000**

Address of Real Estate: **202 South Dante Avenue, Glenwood, Illinois 60425**

This instrument was prepared by:
ANGELO J. TOSCAS, ESQ.
LAW OFFICES OF ANGELO J. TOSCAS
12616 S. HARLEM AVENUE
PALOS HEIGHTS, ILLINOIS 60463

NO. 5972 REAL ESTATE TRANSFER TAX
AMOUNT 8105.00 The Village of
DATE 12/03/15 GLENWOOD
SOLD BY T.N. 

MAIL TO:

Law Offices of John Z. Toscas
12616 S. Harlem Avenue
Palos Heights, Illinois 60463

SEND SUBSEQUENT TAX BILLS TO:

WJ Rentals, LLC.
3633 N. Wilton, #4
Chicago, Illinois 60613

PW

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DATED this 9th day of December, 2015.

Lisa Eldridge f/k/a Lisa Maddox
Lisa Eldridge f/k/a Lisa Maddox

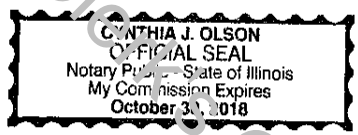
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lisa Eldridge f/k/a Lisa Maddox is personally known to me to be the same person whose name 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 4th day of December, 2015.

Commission expires: 10/30/2018.

Cynthia J. Olson
NOTARY PUBLIC



1564515 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		17-Dec-2015
	COUNTY:	6.50
	ILLINOIS:	13.00
	TOTAL:	19.50

32-11-200-009-0000 | 20151201650594 | 1-068-405-824

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PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)

COUNTY OF Cook)SS

Lisa E. Bridge, being duly sworn on oath, states that

affiant resides at 202 S. Dante Avenue Glenwood IL 60118

And further states that: (please check the appropriate box)

A. 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

B. 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 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).

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

SUBSCRIBED AND SWORN TO BEFORE ME

This 9th day of December, 2015.

Melissa M. Gray
Signature of Notary Public

Lisa E. Bridge
Signature of Affiant