

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

CT  
15WSS04002015  
1071



15356260870

Doc#: 1535626087 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2015 12 13 PM Pg: 1 of 4

Property of Cook County Clerk's Office

THE GRANTOR, BLC PROPERTY MANAGEMENT, INC., of the Village of Mokena, County of Will, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to FREEDOM LEGACY, LLC, P.O. Box 41, Mooresville, Indiana 46158 of the County of Morgan, State of Indiana, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO:

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

Permanent Real Estate Index Number: 31-13-101-003-0000  
Address of Real Estate: 3033 203rd Street, Olympia Fields, Illinois 60461

Dated this 15th day of December, 2015.

BLC PROPERTY MANAGEMENT, INC.

By:   
Alan R. Bruggeman  
President

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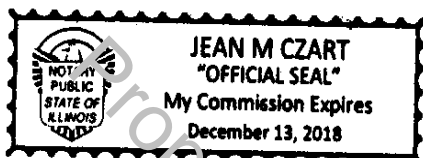
BOX 334 CT

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STATE OF ILLINOIS, COUNTY OF WILLIAMS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alan R. Bruggeman, President of BLC Property Management, Inc., personally known to me to be the same person whose name is 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 15th day of December, 2015.





*Jean M Czart* (Notary Public)

**Prepared By:** Alan Bruggeman  
20012 Wolf Road, Suite 200  
Mokena, Illinois 60448

**Mail To:**  
Freedom Legacy, LLC  
P.O. Box 41  
Mooreville, Indiana 46158

**Name & Address of Taxpayer:**  
Freedom Legacy, LLC  
P.O. Box 41  
Mooreville, Indiana 46158

REAL ESTATE TRANSFER TAX		16-Dec-2015
	COUNTY:	106.50
	ILLINOIS:	213.00
	<b>TOTAL:</b>	<b>319.50</b>
31-13-101-003-0000   20.51201652082   0-589-141-056		

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## EXHIBIT 'A' Legal Description

### Parcel 1:

That part of the Northwest  $\frac{1}{4}$  of Section 13 in Township 35 North Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point of intersection with a line 50 feet North of and parallel to the South line of the Northwest Quarter of Section 13 with the Westerly right of way line of the Illinois Central Railroad Company; thence West along a line 50 feet North of and parallel to the South line of the Northwest  $\frac{1}{4}$  of Section 13, a distance of 75 feet to a point; thence North along a straight line which makes an angle 90 degrees with the last described line when turned from East to North, a distance of 180 feet to a point; thence East along a line 230 feet North of and parallel to the South line of the Northwest  $\frac{1}{4}$  of Section 13, a distance of 147.67 feet to the point of intersection with the Westerly right of way of the Illinois Central Railroad Company; thence Southwesterly along the Westerly right of way line of the Illinois Central Railroad Company, a distance of 147.91 feet to the point of beginning, in Cook County, Illinois.

### Parcel 2:

A 50 feet strip of land lying South and adjoining Parcel 1 and lying between the Easterly and Westerly lines of said Parcel 1 extended Southerly in Cook County, Illinois.

Property of Cook County Clerk's Office

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## AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

office address

Alan R. Bruggeman, being duly sworn on oath, states that affiant ~~resides at~~  
is 20012 Wolf Road, Suite 200, Mokena, Illinois 60448.

That the attached deed is not in violation of Section 1 of the Plat Act (765f 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 interest 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.

SUBSCRIBED AND SWORN TO BEFORE ME

this 15th day of December, 2015.

Jean M Czart  
Notary Public

Alan R. Bruggeman  
AFFIANT

