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01146-44729 1 of 2

WARRANTY DEED Statutory (IL)

Doc#: 1625717020 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 10:09 AM Pg: 1 of 4

Dec ID 20160801645893
ST/CO Stamp 0-514-759-488 ST Tax \$1,230.00 CO Tax \$615.00

THE GRANTORS, R. BRUCE DEMENT, a/k/a BRUCE DEMENT, divorced not since remarried and MARY DEMENT, a/k/a MARY T. DEMENT, divorced not since remarried

of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

**STEWART TITLE
800 E. Diehl Road
Suite 180
Naperville, IL 60563**

(The Above Space For Recorder's Use Only)

RHONDA M. HETRICK, as Trustee of the RHONDA M. HETRICK TRUST dated November 14, 2012, of 1 Chestnut, Lemont, Illinois 60439, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOT 1 (EXCEPT THE NORTH 45.0 FEET THEREOF) AND THE EAST 16.0 FEET OF THE NORTH 445.0 FEET OF LOT 1 IN ATKINS AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 16.50 FEET OF THE EAST 32.50 FEET OF THE NORTH 445.0 FEET OF LOT 1, IN ATKINS AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH 445.00 FEET OF LOT 1 (EXCEPT THE EAST 32.50 FEET THEREOF AND EXCEPTING THE WEST 150.0 FEET OF THE EAST 182.50 FEET OF THE NORTH 300 FEET THEREOF) IN ATKINS AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 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. TO HAVE AND TO HOLD said premises forever.

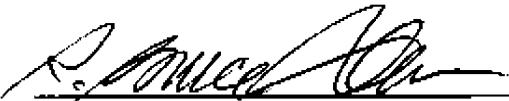
SUBJECT TO: General real estate taxes not due and payable at the time of closing; Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use of the property.

DATE: August 25, 2016.

Permanent Real Estate Index Number: 22-26-300-003-0000; 22-26-300-011-0000; and 22-26-300-012-0000

Address of Real Estate: 13540 McCarthy Road, Lemont, Illinois 60439

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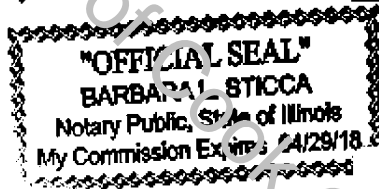

 R. Bruce DeMent, a/k/a Bruce DeMent

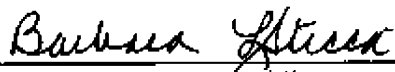

 Mary DeMent a/k/a Mary T. DeMent

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. Bruce DeMent a/k/a Bruce DeMent, divorced not since remarried, 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 26 day of August, 2016.




 Notary Public

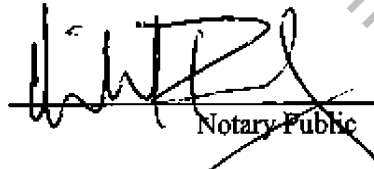
STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		07-Sep-2016
COUNTY:		615.00
ILLINOIS:		1,290.00
TOTAL:		1,845.00
22-26-300-011-0000	20160801645893	0-514-759-488

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary DeMent a/k/a Mary T. DeMent, divorced not since remarried, 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 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 30 day of August, 2016.




 Notary Public

THIS INSTRUMENT WAS PREPARED BY:
 William M. Brennan
 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
 Attorneys at Law
 835 McClintock Drive
 Second Floor
 Burr Ridge, IL 60527

(630) 655-6000

MAIL TO:
 RICHARD M. JANCI
 105 W MADISON, STE 1300
 CHICAGO, IL 60602

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

R. Bruce DeMent, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 13540 McCarthy Road, Lemont, Illinois 60439

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. 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.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. 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 easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration 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 provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

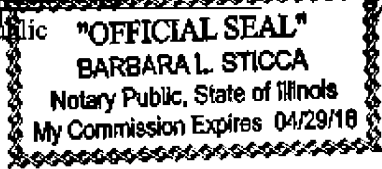
C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

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

SUBSCRIBED AND SWORN TO before me 25
this _____ day of August, 2016.

Barbara Sticca
Signature of Notary Public "OFFICIAL SEAL" Signature of Affiant



UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

Mary T. DeMent, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at _____

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of an **entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. 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.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. 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 easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
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 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration 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 provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me _____
this 30 day of August, 2016.

[Signature]
Signature of Notary Public

[Signature]
Signature of Affiant

