

#2012

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1723717066D

WARRANTY DEED
TENANCY BY THE ENTIRETY
Statutory (Illinois)
(Corporation to Individual)

Doc# 1723717066 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 02:28 PM PG: 1 OF 4

BT 17-02250 (F)

Above Space for Recorder's Use Only

40 APPLE RIDGE RD, DANBURY, CT 06810

THE GRANTOR CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to

Brian Retson and Claudia Macias-Retson

(Names and Address of Grantees)

Not as joint tenants with rights of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2017 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-28-303-089-0000

Address(es) of Real Estate: 702 W. Wrightwood Ave., Chicago, IL 60614

Dated this 11th day of July, 2017

I Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by, its Authorized Agent, and attested by KATRINA BARADY, its Authorized Agent, this 11 day of July, 2017

S Y
P 4
S N
M N
SC Y
M Y
NT DR

CARTUS FINANCIAL CORPORATION

(IMPRESS CORPORATE SEAL HERE)

By:

Katrina Barady

Attest:

[Signature]

REAL ESTATE TRANSFER TAX		22-Aug-2017
COUNTY:		333.50
ILLINOIS:		667.00
TOTAL:		1,000.50

14-28-303-089-0000 | 20170701698955 | 0-409-547-712

REAL ESTATE TRANSFER TAX		09-Aug-2017
CHICAGO:		5,002.50
CTA:		2,001.00
TOTAL:		7,003.50*

14-28-303-089-0000 | 20170701698955 | 0-930-387-392

* Total does not include any applicable penalty or interest due.

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STATE OF New Jersey)
)
COUNTY OF Burlington) SS

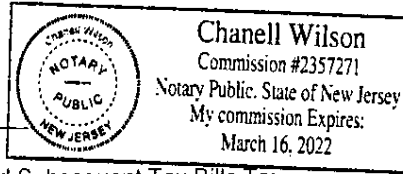
Katrina Baradji

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT _____
_____, personally known to me to be the _____ Authorized Agent of
Cartus Financial Corporation and **Ted Obendorfer** **Assistant Vice President** _____ personally known to be to the
_____ of said corporation, and personally known to me to be same person(s) whose name(s) is/are subscribed to
the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the
said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and the free
and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11 day of July 2017

Chanell Wilson

Notary Public
(Seal)



My commission expires on March 16, 2022

Mail to:
KIRK LANGEFELD
86 BLAWE
HINSDALE IL 60521

Send Subsequent Tax Bills To:
BRIAN RETSON + CLAUDIA MACIAS-RETSON
702 W WRIGHTWOOD AVE
CHICAGO IL 60614

This instrument was prepared by: Jeffrey S Marks; Busse Busse & Grassé PC; 20 N Wacker Drive, Suite 3518, Chicago, IL 60606.

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

<p>After Recording Return To:</p> <p>Burnat Title - Post Closing 1301 W. 22nd Street Suite 510 Oak Brook, IL 60523</p>	<p>TO</p> <p>CARTUS FINANCIAL CORPORATION</p>	<p>FROM</p>	<p>Statutory (Illinois)</p>	<p>WARRANTY DEED</p>
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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOT 33 IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 33 AFORESAID 57.49 FEET WEST OF THE SOUTHEAST CORNER OF LOT 33 AFORESAID; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF LOT 33 AFORESAID 43.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 31.40 FEET OF LOT 33 AFORESAID; THENCE EAST ALONG THE LAST DESCRIBED LINE 23.02 FEET TO A LINE DRAWN PERPENDICULAR WITH THE SOUTH LINE OF LOT 33 AFORESAID THROUGH A POINT THEREIN 34.47 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID PARPENDICULAR LINE 43.61 FEET TO THE SOUTH LINE OF LOT 33 AFORESAID; THENCE WEST ALONG SAID SOUTH LINE 23.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 13.50 FEET OF THE NORTH 36.25 FEET OF THE WEST 38.0 FEET OF LOT 33 IN WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT 26032923.

Permanent Index Number(s): 14-28-303-089-0000

For informational purposes only, the subject parcel is commonly known as:

702 W. Wrightwood Ave., Chicago, IL 60614

COOK COUNTY Clerk's Office

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF New Jersey
COUNTY OF Burlington

DOCUMENT NUMBER _____

CARTUS FINANCIAL CORPORATION, being duly sworn on oath, state that he/she resides at 702 W. Wrightwood Ave., Chicago, IL 60614, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 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 a 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 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. Conveyance 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 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 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. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this Affidavit is made for the purpose of inducing the Recorder 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 land described therein.

Katherine Bondge

Subscribed and sworn to before me the 11
day of July, 17.

Chanell Wilson
Notary Public

