

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 1726401042 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/21/2017 10:00 AM Pg: 1 of 3

Dec ID 20170901621568  
ST/CO Stamp 1-780-640-704 ST Tax \$270.00 CO Tax \$135.00



*Above Space for Recorder's Use Only*

THE GRANTOR(s) Virginia Carlson, a single woman, of the City of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and (00/00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Donald Weslow and Patricia Weslow, Husband and Wife, as Tenants by the Entirety of 9113 Concord Drive, Orland Park, Illinois, 60462 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Permanent Real Estate Index Number(s): 27-29-214-119-0000

Address(es) of Real Estate:  
16833 Cardinal Dr., Orland Park, Illinois 60467-8485

REAL ESTATE TRANSFER TAX		20-Sep-2017	
		COUNTY:	135.00
		ILLINOIS:	270.00
		TOTAL:	405.00
27-29-214-119-0000		20170901621568   1-780-640-704	

*Virginia Carlson*

The date of this deed of conveyance is 09/15/2017.

Virginia Carlson

**FIDELITY NATIONAL TITLE** 0017022121

State of Illinois, County of DuPage SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Virginia Carlson personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 09/15/2017.  
*Richard D. Klein*  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as:

16833 Cardinal Dr.,  
Orland Park, Illinois 60467-8485

Legal Description:

PARCEL 1: THAT PART OF LOT 1 IN MALLARD LANDINGS UNIT 4A, A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES, 12 MINUTES, 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 9.44 FEET; THENCE SOUTH 89 DEGREES, 47 MINUTES, 50 SECONDS WEST, 44.26 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 44.83 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 88.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 44.83 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 88.00 FEET TO THE POINT OF BEGINNING PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by

Richard Klein  
Richard D. Klein & Associates, P.C.  
1730 Park Street, Suite 221  
Naperville, IL 60563

Send subsequent tax bills to:

Donald Weslow and Patricia Weslow  
16833 Cardinal Dr.  
Orland Park, IL 60467

Recorder-mail recorded document to:

James DeBruyn  
DeBruyn, Taylor and DeBruyn Ltd.  
15252 South Harlem Avenue  
Orland Park, Illinois 60462

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

STATE OF ILLINOIS )  
COUNTY OF DuPage )

Virginia Carlson, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 16833 Cardinal Drive, Orland Park, IL 60467.

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.
  - 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  
this 15 day of SEPTEMBER, 2017.

[Signature]  
Signature of Notary Public

Virginia Carlson by Richard D. [Signature]  
Signature of Affiant *her attorney in fact*

