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Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Doc#: 1733249093 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2017 10:09 AM Pg: 1 of 3

Dec ID 20171101656555
ST/CO Stamp 0-400-205-856 ST Tax \$159.00 CO Tax \$79.50

CT-17PST2303SRM 1/2 ECA
WMS5E07E23DL1-JD

Property of Cook County Clerk's Office

THE GRANTOR(S), Midwest Investment Group LLC, an Illinois Limited Liability Company, of the City of Schaumburg, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to Monika Smetana, Single Woman, of Jes Plaines, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: Unit C in Building 38 in the Inverrary West Condominium as delineated on a survey of the following described real estate: Part of the Southwest 1/4 of the Northeast 1/4 together with that part of the West 1/2 of the Southeast 1/4, all in Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document 25129105, as amended from time to time, together with its undivided percentage interest in the common element, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 02-01-201-023-11 39
Address(es) of Real Estate: 1977 N Ginger Creek Drive Palatine, IL 60074

Dated this 17th day of November, 2017.

Midwest Investment Group LLC

By: [Signature]
Amjad Salhani
Member

STATE OF ILLINOIS, COUNTY OF Cook ss.

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amjad Salhani, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 17th day of November, 2017



E. Aguilera (Notary Public)

Prepared By: Monica K. Zablocka
3215 Algonquin Road
Rolling Meadows, IL 60003

Mail To:

Monika Smietana
1977 Ginger Creek Dr
Palatine IL 60074

Name & Address of Taxpayer:

Monika Smietana
1977 Ginger Creek Dr
Palatine IL 60074

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

STATE OF ILLINOIS)
COUNTY OF DuPage)

Elvira C. Aguilera, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 820 Parkview Boulevard, Lombard, IL 60148

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 Yvette Hernandez
this 20th day of November, 2017.

[Signature]

Signature of Notary Public

[Signature]

Signature of Affiant

