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WARRANTY DEED



1803746197D

Doc# 1803746197 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2018 02:49 PM PG: 1 OF 4

THE GRANTOR, Ronald K. Wagner, a married man of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Joseph M. Jehl of and Rebecca L.K. Jehl of 621 S. Dunton Avenue, Arlington Heights, IL, as **HUSBAND AND WIFE**, as joint tenants with right of survivorship and not as tenants in common or tenants by the entirety in the following described Real Estate situated in Cook County, Illinois, commonly known as 411 E. Mayfair Road, Arlington Heights, IL 60005, legally described as:

LOT 179 (EXCEPTING THAT PART OF SAID LOT 179 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF LOT 180, DISTANT MEASURED 1.21 FEET NORTHEASTERLY OF THE MOST WESTERLY CORNER OF LOT 180 TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 179, DISTANT MEASURED 0.38 FEET SOUTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 180) AND ALSO THAT PART OF LOT 180 LYING SOUTHWESTERLY OF A LINE HEREIN BEFORE DESCRIBED, ALL IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 03-32-135-005-0000 and a portion of 03-32-135-011-0000
Address(es) of Real Estate: 411 E. Mayfair Road, Arlington Heights, IL 60005

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises as joint tenants with right of survivorship and not as tenants in common or tenants by the entirety forever.

SUBJECT TO: Public and utility easements which underlie the perimeter of the Real Estate. Covenants, conditions and restrictions of record, provided they do not prohibit or interfere with (in the sole discretion of Buyers) Buyers' intended use of the Real Estate. Zoning and building laws, building lines, use and occupancy restrictions, provided that such do not prohibit or interfere with (in the sole discretion of Buyers) Buyers' intended use of the

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Real Estate. Drainage ditches, feeders and laterals, if any, provided that such do not prohibit or interfere with (in the sole discretion of Buyer) Buyers' intended use of the Real Estate. General real estate taxes not yet due.,

Dated this 26th day of January, 2018



Ronald K. Wagner



Laura Wagner

STATE OF ILLINOIS)

)ss.

COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald K. Wagner and Laura Wagner, husband and wife, personally known to me to be the same person whose name subscribed in 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 26th day of January, 2018.


NOTARY PUBLIC

Commission expires

12/28/19

This instrument was prepared by: William R. Kuehn, Attorney At Law, 102 N. Cook Street, Barrington, IL 60011

MAIL TO:

Andrew Fogle
23202 Lochanora Drive
Lake Zurich, IL 60047

SEND SUBSEQUENT TAX BILLS TO:

Joseph M. Jehl and Rebecca L.K. Jehl
621 S. Dunton Avenue
Arlington Heights, IL 60005

REAL ESTATE TRANSFER TAX

29-Jan-2018



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

03-32-135-005-0000

| 20180101688903 | 1-861-294-624

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

STATE OF ILLINOIS)
COUNTY OF ILLINOIS)

RONALD K. WAGNER, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 411 E. Mayfield, Arlington Heights, IL 60005

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

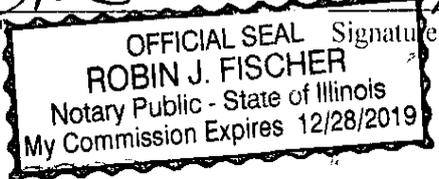
- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels 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 by Ronald K. Wagner
this 26th day of January, 2018.

[Signature]
Signature of Notary Public [Signature]
Signature of Affiant



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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.

Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

Property of Cook County Clerk's Office