

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Doc# 1811529016 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2018 09:47 AM Pg: 1 of 4

Dec ID 20180301623285
ST/CO Stamp 0-249-627-936 ST Tax \$170.00 CO Tax \$85.00

Prepared by:

Kristin N. Stone, Esq.
GRIFFIN|WILLIAMS LLP
21 N. Fourth Street
Geneva, IL 60134

Return after recording to:

Dennis Nolan, Esq.
Law Office of Dennis M. Nolan, P.C.
221 W. Railroad Avenue
Bartlett, IL 60103

PIN: 06-07-409-103-0000

(above space reserved for recorder's use)



WARRANTY DEED

The GRANTOR, **Erin M. Blair**, a married woman, having an address of 321 Weymouth, Elgin, Illinois 60124 ("**Grantor**"), for the consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEYS AND WARRANTS to: **Judith A. Wunderlich**, a single woman, having an address of 5934 Meadow Drive, Lisle, Illinois 60532 ("**Grantee**"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A" for Legal Description

Common Address: 1248 Coldspring Road, Elgin, Illinois 60124

Subject only to: General real estate taxes for 2017 and subsequent years, not yet due or payable; Covenants, Conditions and Restrictions of record; building lines, setbacks and easements of record.



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 28th day of March, 2018.

Erin Blair

STATE OF ILLINOIS)
)
COUNTY OF Kane) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Erin Blair, 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 acknowledge that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this 28th day of March, 2018.

Notary Public

[Seal]



Mail Subsequent Tax bills to:

Judith A. Wunderlich
1248 Coldspring Road
Elgin, IL 60120

Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

Legal Description

THAT PART OF LOT 11 IN COBBLER'S CROSSING UNIT NUMBER 15, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1991 AS DOCUMENT 91397763 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 11, 115.13 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 11, 63.61 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 86 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 11, 176.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 02 DEGREES 20 MINUTES 36 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 11, 63.76 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 36 SECONDS EAST, 174.33 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

1248 Coldspring Road, Elgin, IL 60124

06-07-409-103-0000

Cook County Clerk's Office

UNOFFICIAL COPY

KAREN A. YARBROUGH - RECORDER OF COOK COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS

} SS.

COUNTY OF KANE

Erin M. Blair, being duly sworn on oath, states that she resides at 1248 Coldspring Road, Elgin, IL 60124. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. 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.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. 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 easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations 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 a survey of said single lot having been made by a registered land surveyor.

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds 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 tract described therein.

Erin M. Blair by [Signature]
Att. IN FACT

SUBSCRIBED AND SWORN to before me

this 9th day of April, 2018

Nanette B. Stephens
Notary Public

