

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)

Mail to:

Mail to: ~~HERITAGE TITLE COMPANY~~  
~~Tom Sammons~~ 1405 THREE OAKS ROAD  
~~502 N. Plum Grove Rd.~~ CRYSTAL LAKE, IL 60014  
Palatine, IL 60067



\*1814444114I\*

Doc# 1814444114 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2018 03:42 PM PG: 1 OF 3

RE

Name & Address of Taxpayer:  
Robert Lewis & Janet Collins  
506 N. Plum Grove Rd.  
Palatine, IL 60067

HTC 1854018

THE GRANTOR THODOS REAL ESTATE MANAGEMENT, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the 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, and pursuant to authority of the sole Member of said company, CONVEYS AND WARRANTS to ROBERT LEWIS and JANET COLLINS, 506 N. Plum Grove Rd., Palatine, Illinois 60067, not in Tenancy in common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

That part of the East Half of the Northeast Quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Northeast Corner of Robertson and Pattens Addition to Palatine according to the Plat thereof recorded April 30, 1894 as Document No. 2033053 said point being in the East the East line of said Section 15; Thence West along the North line of aforesaid Robertson and Pattens Addition to Palatine 271.89 feet to the point of beginning; thence continue West along the last described line 74.50 feet; thence North parallel with the East line of Section 15 aforesaid 133.0 feet; thence East parallel with the North line of Robertson and Pattens Addition to Palatine aforesaid 74.50 feet; thence South parallel with the East line of Section 15 aforesaid 133.0 feet to the point of beginning, (except from the above described property taken as a tract the South 79.0 feet thereof) in Cook County, Illinois.

Permanent Index Number: 02-15-208-024-0000

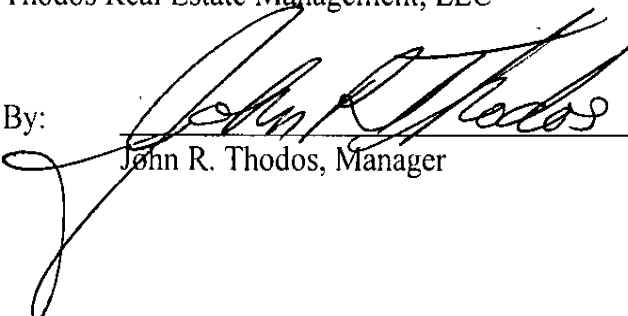
Property Address: 506 N. Plum Grove Rd., Units C and D, Palatine, IL 60067

Subject to: See reverse.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this <sup>3<sup>rd</sup></sup> day of May, 2018.

Thodos Real Estate Management, LLC

By:

  
John R. Thodos, Manager

Rv



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## PLAT ACT AFFIDAVIT OF METES AND BOUNDS


STATE OF ILLINOIS                    ) ss  
 COUNTY OF \_\_\_\_\_            )

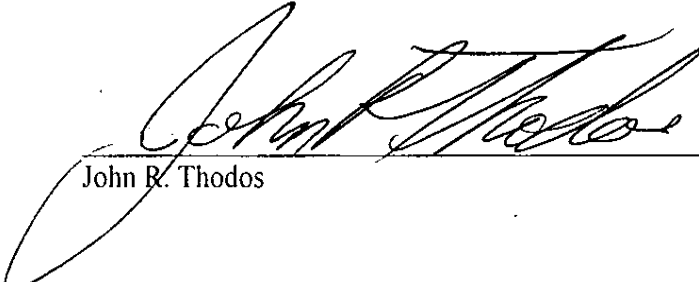
John R. Thodos, being duly sworn on oath, states that he resides at 34 Brinker Rd., Barrington, Illinois 60010. And further states that:

- A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
1. The division or 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 or 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 interest therein for use as 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 a railroad or other public utility which does not involve 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 public use;
  7. Conveyances 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 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;
  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 configurations of said 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 preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

AFFIANT further states that he makes this affidavit for the purpose of inducing the County Recorder of McHenry County, Illinois, to accept the attached deed for recording.

**SUBSCRIBED** and **SWORN** to before me  
 this 3<sup>rd</sup> day of May, 2018.

  
 \_\_\_\_\_  
 Notary Public

  
 \_\_\_\_\_  
 John R. Thodos