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WARRANTY DEED

Statutory (Illinois)

Mail to:

Mail to: HERITAGE TITLE COMPANY
Tom-Sammons 05 THREE OAKS ROAD
502 N. Plum CRYSTAL LAKE, IL 60014

Palatine, IL 6006

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



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

HTC1854018

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 day of May, 2018.

Thodos Real Estate Management, LLC

By:

Jøhn R. Thodos, Manager

RV

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State of Illinois)
County of _ms Henry) ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John R. Thodos personally known to me to be the Manager of Thodos Real Estate Management, LLC and 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 acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Sole Member of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this $\frac{g^2}{2}$	day of <i>May</i> , 2018.
900	Tamel. Campa
Notar	Public /

, mmmmmy	
Official Seal James A. Campion Notary Public, State of Illinois My Commission Expires 03/06/2021	
l'ammunus	
IMPRESS SEAL HERE	

COOK COUNTY - ILLINOIS TRANSFER STAMP

Name and Address of Preparer:

James A. Campion

Campion, Curran, Lamb & Cunabaugh, P.C.

8600 U.S. Highway 14, Suite 201

Crystal Lake, IL 60012

Buyer

EXEMP (UNDER PROVISIONS OF PARAGRAPH ______ SECTION 3 i-45, REAL ESTATE TRANSFER LAW DATE: ______ Buyer, Seller or Representative

* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

SUBJECT TO:

- (1) Public and utility easements which do not underlie the existing improvements and road and highways, if any.
- (2) Covenants, conditions and restrictions of record, provided they are not violated by the existing improvements or the present use thereof and provided further that they do not contain a reverter or right of re-entry.
- (3) Zoning and building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof.
- (4) Drainage ditches, feeders and laterals, if any.
- (5) General real estate taxes not yet due.

 REAL ESTATE TRANSFER TAX
 23-May-2018

 COUNTY:
 45.00

 ILLINOIS:
 90.00

 TOTAL:
 135.00

 02-15-208-024-0000
 20180401656614
 0-927-364-384

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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. [x] 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 U.c.e 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 vality which does not involve new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or { rants or conveyances relating to the dedication of land for public use or instruments relating to the vacauum 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 _______, 2018.

Notary Public

John R. Thodos