

UNOFFICIAL COPY

Doc#: 1902819111 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/28/2019 10:33 AM Pg: 1 of 5

WARRANTY DEED

~~Upon Recording Mail to:~~
Illinois State Toll Highway Authority
Attn: Land Acquisition Manager
2700 Ogden Avenue
Downers Grove, IL 60515

Tollway Parcel: TW-5-16-041

PIN(s): 18-07-301-020

Dec ID 20181101645860
ST/CO Stamp 0-425-693-600

THE GRANTOR, Mark A. Johnson and Vicki M. Johnson, husband and wife, as tenants by the entirety of the City of Hinsdale, County of Cook, State of Illinois, for and in consideration of Eight Hundred Twenty Five Thousand (\$825,000.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, GRANTEE, with principal offices at 2700 Ogden Avenue, Downers Grove, Illinois 60515, any and all right title and interest in the following described real estate situated in the County of Cook in the State of Illinois, including any after acquired interest, all strips, gores, or gaps:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT ATTACHED HERETO

hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 18-07-301-020
COUNTY: Cook
ADDRESS: 645 Harding Road, Hinsdale, IL 60521

The Grantor, without limiting the interest above granted and conveyed, does hereby release the Grantee, its successors and assigns, forever, from all claims arising out of this acquisition as all such have been settled, including without limitation any diminution of value to any remaining property of the Grantor, its successors, lessees, mortgagees and assigns by reason of improving, operating and maintaining the above-described premises for toll highway purposes.

EXEMPT FROM ILLINOIS TRANSFER TAX PURSUANT TO 35ILCS 200/31-45(b)

Return to:

Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560


EFB-2017-0-15103 1 of 1 +ud

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This Deed is dated as of this 20 day of November, 2018.

GRANTOR:

GRANTOR:



 Mark A. Johnson

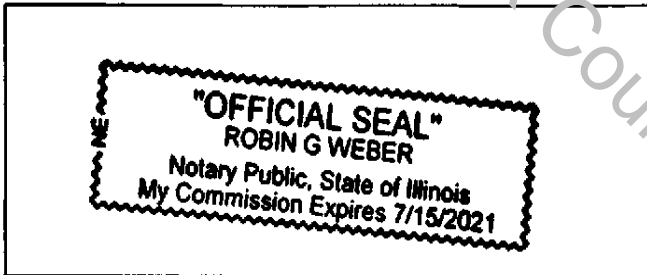


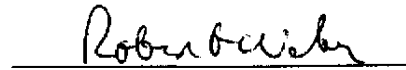
 Vicki M. Johnson

STATE OF Illinois)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark A. Johnson and Vicki M. Johnson personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 20 day of November, 2018.





 Notary Public

Commission Expires: 7/15/2021

Imprint Seal in Box

This instrument was prepared by:	Mail Subsequent Tax Bills to:
J. Steve Santacruz Santacruz Land Acquisitions 222 Northfield Road Suite 201 Northfield, IL 60093	Annette Vinelli The Illinois State Toll Highway Authority 2700 Ogden Ave. Downers Grove, IL 60515

REAL ESTATE TRANSFER TAX

25-Jan-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-07-301-020-0000

| 20181101645860 | 0-425-693-600

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LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

THAT PART OF LOT 7 IN BLOCK 2 IN THE WOODLANDS, HINSDALE, ILLINOIS LYING WEST OF A LINE EXTENDING ACROSS LOTS 4 TO 7, BOTH INCLUSIVE IN SAID BLOCK 2, SAID LINE BEING A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 5,604.58 FEET, WHICH CURVE INTERSECTS THE NORTH LINE OF LOT 4 AT A POINT 31.87 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4 AND WHOSE TANGENT AT THE LAST DESCRIBED POINT FORMS AN ANGLE OF 95 DEGREES 53 MINUTES 12 SECONDS TO THE LEFT WITH THE NORTH LINE OF SAID LOT 4, SAID CURVE ALSO INTERSECTING THE SOUTH LINE OF SAID LOT 7 AT A POINT 145.88 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7 AND WHOSE TANGENT AT THE LAST DESCRIBED POINT FORMS AN ANGLE OF 90 DEGREES 37 MINUTES 04 SECONDS TO THE LEFT WITH THE SOUTH LINE OF SAID LOT 7 SAID "WOODLANDS", HINSDALE, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE WEST 1,312.4 FEET OF THE NORTH 718.2 FEET OF SAID SOUTHWEST QUARTER, IN COOK COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF COOK AND THAT STATE OF ILLINOIS.

SAID PARCEL TW-5-16-041 CONTAINS 0.272 ACRE, OR 16,208 SQUARE FEET, MORE OR LESS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 28 | 2018

SIGNATURE: Robert Weber
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

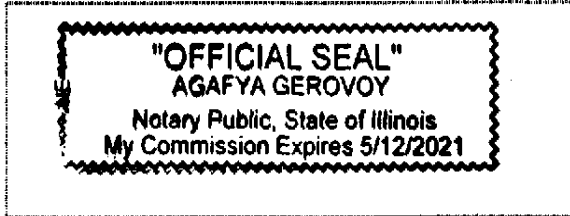
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Robert Weber

On this date of: 11 | 28 | 2018

NOTARY SIGNATURE: Agafya Gerovoy

Agafya Gerovoy
AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 28 | 2018

SIGNATURE: Robert Weber
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

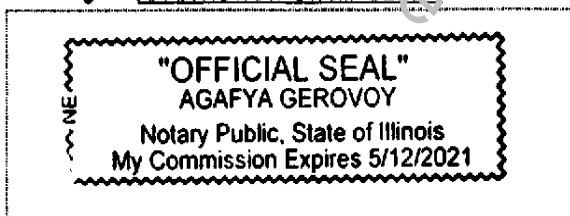
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Robert Weber

On this date of: 11 | 28 | 2018

NOTARY SIGNATURE: Agafya Gerovoy

Agafya Gerovoy
AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, Robin G. Weber, being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1(b) because 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 a public use.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Robin G. Weber

Sworn to and subscribed before me
this 28 day of November, 2018

[Signature]
Notary Public



Property of Cook County Clerk's Office