

WARRANTY DEED 1082

Doc#: 1921246024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/31/2019 09:41 AM Pg: 1 of 6

Dec ID 20190701627060
ST/CO Stamp 2-089-317-472 ST Tax \$525.00 CO Tax \$262.50

THE GRANTOR, JACOB S. VOGEL,
of the City of Granger, County of St. Joseph,
State of Indiana, for and in consideration of Ten
Dollars (\$10.00) and other good and valuable
consideration, acknowledged in hand paid and
received, does hereby CONVEY and WARRANT to:
MIDWAY CONTACTORS, LLC,
GRANTEE, of the City of Chicago, County of Cook,
State of Illinois, in fee simple, the following described
Real Estate situated in the County of Cook, in the
State of Illinois, to wit:

(above space for recorder's use only)

SEE ATTACHED LEGAL

Subject to: general real estate taxes not due and payable, covenants, conditions, ordinances and
restrictions of record and building lines and easements, if any, hereby releasing and waiving all rights
under or by virtue of the homestead exemption laws of the State of Illinois including but not limited to
any and all tenements, hereditaments and appurtenances thereto.

Permanent Index Number(s) (PIN): SEE ATTACHED PIN LIST
Common Address(es) of Real Estate: 3400 Glenwood Dyer Road, Lynwood, Illinois 60411

DATED THIS 10th day of July, 2019.

Jacob S. Vogel - Grantor
Print or Type Name(s) Below Signature(s)

State of Illinois ) I, the undersigned, a Notary Public in and for said County, in
) ss. the aforesaid State, DO HEREBY CERTIFY that Jacob S. Vogel,
County of Lake ) personally known to me to be the same person(s) whose name is
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that
he is the trustee of the aforesaid trust, duly authorized to act in the name of the trust, and that he signed,
sealed and delivered 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 10th day of July, 2019.

My commission expires \_\_\_\_\_, 20\_\_\_\_\_

[Signature]
Notary Public

This Instrument prepared by: Christopher J. Agrella, Esq., 330 E. Main St., # 205, Barrington, IL 60010

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**MAIL RECORDED DEED TO:**

Mr. Samie Ata, Esq.

103205 S. Harlem Avenue

Palos Hills, Illinois 60465

**SEND SUBSEQUENT TAX BILLS TO:**

Midway Contractors, LLC

3937 South Lowe Avenue

Chicago, Illinois 60609

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## LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF SECTION 17 AND OF THE NORTH 1/2 OF SECTION 20, ALL IN TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF LYNWOOD, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 629.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 515.37 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST 693.69 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST 1061.87 FEET TO A POINT; THENCE NORTHEASTERLY 87.57 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, CHORD BEARING NORTH 71 DEGREES 42 MINUTES 36 SECONDS EAST 80.00 FEET; THENCE SOUTH 40 DEGREES 39 MINUTES 30 SECONDS EAST 204.29 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST 51.67 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE 940.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SAID SECTION 17, A DISTANCE OF 77.52 FEET TO A POINT ON THE EAST LINE OF THE WEST 77.52 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS WEST ALONG SAID EAST LINE 1326.76 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG SAID NORTH LINE 944.12 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 20, AND ON A POINT OF THE ILLINOIS-INDIANA STATE BOUNDARY LINE; THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 20, A DISTANCE OF 1433.22 FEET TO A POINT OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 54 MINUTES 44 SECONDS WEST ALONG SAID SOUTH LINE 2546.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENWOOD-DYER ROAD; THENCE NORTHWESTERLY 382.91 FEET ALONG SAID RIGHT OF WAY LINE, AND CURVE TO THE LEFT, HAVING A RADIUS OF 3572.90 FEET; CHORD BEARING NORTH 24 DEGREES 47 MINUTES 41 SECONDS WEST 382.73 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 44 SECONDS EAST 372.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST ALONG SAID WEST LINE 1089.15 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE 693.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PIN
33-17-302-049-0000
33-17-306-004-0000
33-17-306-005-0000
33-17-306-006-0000
33-17-306-007-0000
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PIN
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33-17-307-025-0000
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33-20-200-008-0000
33-20-200-009-0000
<del>Total:</del> 33-17-307-019-0000

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

STATE OF ILLINOIS )  
COUNTY OF LAKE )

JACOB S. VOGEL, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 51795 Ashton Court, Granger, Indiana 45630.

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 Jacob S. Vogel  
this 10th day of July, 2019.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Signature of Affiant

