

UNOFFICIAL COPY

Owner: Wladyslaw Kowalczyk and
 Filomena Kowalczyk, husband and
 wife, as Tenancy by the Entirety
 Route: Howard Street
 Section: IL21 (Milwaukee Ave) to Lehigh
 Ave
 County: Cook
 Project No.: 13-00116-00-TL
 Job No.: C-91-379-13 / R-55-001-97
 Parcel No.: 0007 & TE
 P.I.N. No.: 10-30-113-032



Doc# 1932906000 Fee \$88.00

THSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/25/2019 09:32 AM PG: 1 OF 5

WARRANTY DEED (Individual) (Non-Freeway)

Wladyslaw Kowalczyk and Filomena Kowalczyk, husband and wife, as Tenancy by the Entirety, (Grantor), of the County of Cook and State of Illinois, for and in consideration of Thirty Six Thousand Three Hundred and No/100 Dollars (\$36,300.00), receipt of which is hereby acknowledged, grants, conveys, and warrants to the Village of Niles ("Village"), the following described real estate:



See attached legal description.

Address: 7042 West Howard Street, Niles, Illinois 60714

situated in the County of Cook, State of Illinois, and hereby releases and waives all right under and by virtue of the Homestead Exemption Law of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor does possess rights of Homestead in the premises.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

REAL ESTATE TRANSFER TAX		21-Nov-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
10-30-113-032-0000		20191101643361 1-880-660-320	

VILLAGE OF NILS
 REAL ESTATE TRANSFER TAX
 11/13/19
 7042 Howard
 26064 \$ Exempt

S
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Dated this 13th day of NOVEMBER, 2019.

[Signature]
Signature

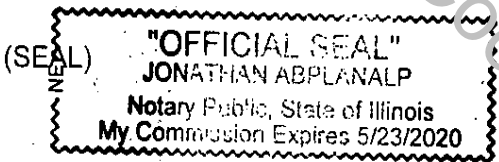
Wladyslaw Kowalczyk

[Signature]
Signature

Filomena Kowalczyk

State of ILLINOIS)
County of COOK) ss

This instrument was acknowledged before me on NOV. 13th, 2019, by Wladyslaw Kowalczyk and Filomena Kowalczyk.



[Signature]
Notary Public

My Commission Expires: 5/23/2020

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

11-18-2019
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail ~~this instrument and~~ future tax bills to:

Village of Niles
6849 Touhy Avenue
Niles, IL 60714

Return To:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
CBE-00-17552-0

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ROUTE: Howard Street
SECTION: 13-00116-00-TL
COUNTY: Cook
JOB NO.: R-55-001-97 & C-91-379-13
PARCEL NO.: 0007
STATION: 218+42.10 to 219+18.55
INDEX NO.: 10-30-113-032

That part of Lot 17 in Talman and Thiele's Howard Avenue – Niles First Addition, being a subdivision in the Northwest Quarter of Section 30, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 8, 1924 as document no. 8310668 in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment), with a combined scale factor of 0.99997021489, being described as follows:

Beginning at a point of intersection with the east line of the west 70.00 feet of said Lot 17 and the south line of said Lot 17; thence South 87 degrees 39 minutes 43 seconds West, 25.31 feet along the south line of said Lot 17 (also being the north right-of-way line of Howard Street) to the southeasterly corner of the portion of said Lot 17 acquired by the Village of Niles for roadway purposes as per warranty deed document no. 22481862, recorded September 18, 1973; thence North 85 degrees 50 minutes 35 seconds West, 30.32 feet along the northerly right-of-way line of Howard Street as per said document no. 22481862 to a point on a 21.50 feet radius curve, concave northeasterly; thence northwesterly along said curve 19.22 feet (the chord bears North 57 degrees 07 minutes 43 seconds West, 18.59 feet) to a point on the westerly line of said Lot 17 (also being the easterly right-of-way line of Waukegan Road); thence North 04 degrees 37 minutes 33 seconds West, 11.01 feet along said westerly line; thence South 48 degrees 31 minutes 28 seconds East, 25.00 feet; thence South 88 degrees 11 minutes 03 seconds East, 53.00 feet to a point on said east line of the west 70.00 feet of Lot 17; thence South 04 degrees 37 minutes 33 seconds East, 4.00 feet along said east line to the point of beginning.

Said parcel containing 0.010 acres, more or less.

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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 *18* day of *NOV.*, 20*19*

[Signature]
Notary Public



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 | 18 | 20 19

SIGNATURE: Robt. Weber
GRANTOR or AGENT

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

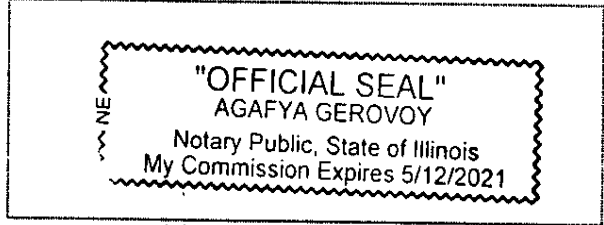
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Robt. Weber

On this date of: 11 | 18 | 20 19

NOTARY SIGNATURE: [Signature]

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 | 18 | 20 19

SIGNATURE: Robt. Weber
GRANTEE or AGENT

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

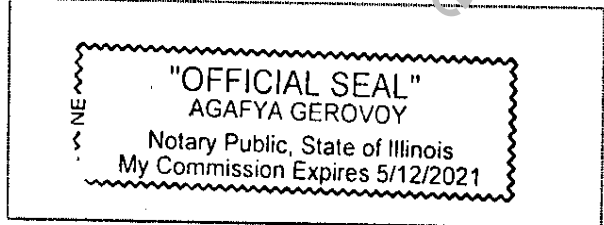
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Robt. Weber

On this date of: 11 | 18 | 20 19

NOTARY SIGNATURE: [Signature]

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)**)