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Doc#: 2010020292 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/09/2020 12:38 PM Pg: 1 of 4

Dec ID 20200301649162
ST/CO Stamp 0-907-682-016 ST Tax \$460.00 CO Tax \$230.00

CT
206NW45006ZPK
114

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTORS, ROBERT J. LEURCK and KAREN A. P. LEURCK, husband and wife, owners in FEE SIMPLE of 852 N. Merrill Street, Park Ridge, IL 60068, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, TRUE DIMENSIONS, INC., an Illinois Corporation, 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, to hold all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

THE WEST 25 FEET OF LOT 35 (AS MEASURED ON A LINE PERPENDICULAR TO THE WEST LINE OF LOT 35) AND LOT 36 (EXCEPT THE WESTERLY 20 FEET THEREOF AS MEASURED ON A LINE PERPENDICULAR TO THE WEST LINE OF LOT 36) IN BLOCK 5 IN MICHAEL JOHN TERRACE UNIT NUMBER 2 BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 09-25-121-061-0000

Address(es) of Real Estate: 852 N. Merrill St., Park Ridge, IL 60068

Dated this 23 day of March, 2020.

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ROBERT J. LEURCK

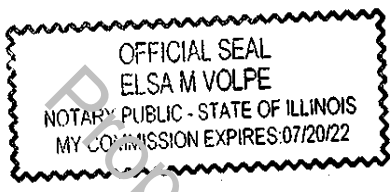



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 35811

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that ROBERT J. LEURCK, 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, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 23 day of March , 20 20




_____(Notary Public)

Property of Cook County Clerk's Office

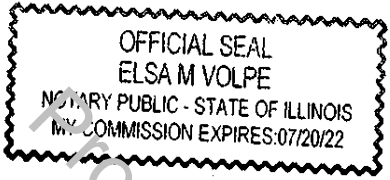
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Karen A. P. Leurck
KAREN A. P. LEURCK

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that KAREN A. P. LEURCK, 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, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 23 day of March, 20 20



[Signature]

(Notary Public)

Property of Cook County Clerk's Office

Prepared by:

Zachary Lynn, Esq.
Law Office of Zachary Lynn
1102 Jeannette Street
Des Plaines, IL 60016

Mail to: *Guzaldo Law offices*
6650 N Northwest Hwy
Chicago IL 60631

Name and Address of Taxpayer:

True Dimensions, Inc.
C/o Stan Heller
911 S Broadway Ave
Park Ridge IL 60068

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

STATE OF ILLINOIS)
COUNTY OF Cook)

Robert J. Leavick & Kara P. Leavick, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 852 N. Merrill Street, Park Ridge, IL 60068
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 involve any new streets or easements of access.
 - 2. The division is of lot 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, Kristy Hale
this 27th day of March, 2020

Signature of Notary Public

Robert J. Leavick by Kara P. Leavick
Signature of Affiant

