

UNOFFICIAL COPY

Doc#. 2022639102 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/13/2020 11:35 AM Pg: 1 of 3

Dec ID 20200601602873

ST/CO Stamp 1-493-097-184 ST Tax \$299.00 CO Tax \$149.50

Prepared By:

Danielle M. Tinkoff

Tinkoff Law Group, LLC

413 East Main Street

Barrington, Illinois 60010

Return To:

Same

Mail Tax Bills To:

BRETT BUCCOLA

781 N VERN ALLEN CT

PALATINE, IL. 60067

(C) 20BST287081LZ

10F2

WARRANTY DEED

THE GRANTOR, KRISTIAN V. RANDE and DIANNA L. RANDE, husband and wife, of Des Plaines, Illinois, Grantor, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

Brett C. Buccola and Brooke M. Buccola

BRETT BUCCOLA and BROOKE BUCCOLA, husband and wife, of 333 W. Northwest Highway, Palatine, Illinois, as Tenants by the Entirety, GRANTEE.

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Unit 16, being a part of Lot 5 in Williams Park Place, being a Subdivision in the West half of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: beginning at the Southwest corner of said Lot 5, thence North 0 degrees 12 minutes 00 seconds West along the West line of said Lot a distance of 35.98 feet; thence North 69 degrees 52 minutes 15 seconds East a distance of 41.11 feet; thence North 0 degrees 11 minutes 21 seconds East a distance of 4.52 feet; thence North 89 degrees 43 minutes 02 seconds East a distance of 50.45 feet to the East line of said Lot 5; thence South 0 degrees 14 minutes 37 seconds East along said East line a distance of 40.27 feet to the Southeast corner of said Lot 5; thence South 89 degrees 45 minutes 23 seconds West along the South line of said Lot a distance of 91.62 feet to the point of beginning.

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

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Permanent Index Number (PIN): 02-15-100-058-0000

Common Address: 781 N. Virn Allen Court, Palatine, Illinois 60067

DATED this 2 day of July, 2020.

x Kristian V. Rande (seal)
Kristian V. Rande

x Dianna L. Rande (seal)
Dianna L. Rande

STATE OF IL) ss.
COUNTY OF Cook)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that KRISTIAN V. RANDE and DIANNA L. RANDE, personally known to me to be the same persons whose names are 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 2 day of July, 2020.



Danielle M. Tinkoff
Notary Public

Commission Expires

SUBJECT TO: General real estate taxes not yet due or payable as of this date; covenants, conditions, restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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PLAT ACT AFFIDAVIT

State of Illinois)
) SS
County of Cook)

KRISTIAN V. RANDE and DIANNA L. RANDE, being duly sworn on oath, depose and state that they reside at 781 N. Virn Allen Court, Palatine, Illinois 60067, Illinois. That the attached deed is not in violation of the Illinois Revised Statutes for one of the following reasons:

A. That the attached deed is not in violation of 765 ILCS 205/1(a) in that the sale of 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 (please circle the appropriate number):

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 divisions of lots or blocks of less than 1 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 between owners of adjoining and contiguous land.
4. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyances of land for highway and 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.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 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 configuration of the larger tract on October 1, 1973, and as provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

Affiants further state that they make this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

x Kristian V. Rande
Kristian V. Rande

x Dianna L. Rande
Dianna L. Rande

SUBSCRIBED AND SWORN TO before me
this 2 day of July, 2020.

Danielle M. Tinkoff
Notary Public

