

1081 20-62713

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Doc#. 2028107277 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/07/2020 12:04 PM Pg: 1 of 4

## WARRANTY DEED

Dec ID 20200801666199  
ST/CO Stamp 2-094-993-888 ST Tax \$1,225.00 CO Tax \$612.50

GRANTORS, Patrick J. Callahan and Patricia H. Callahan, husband and wife of the Village of Winnetka, Illinois, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEY and WARRANT TO

GRANTEES, <sup>F</sup>George Kasten and <sup>S</sup>Eileen Kasten, husband and wife, of 814 Boal Parkway, Winnetka, Illinois 60093, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Legal Description attached hereto as Exhibit "A").

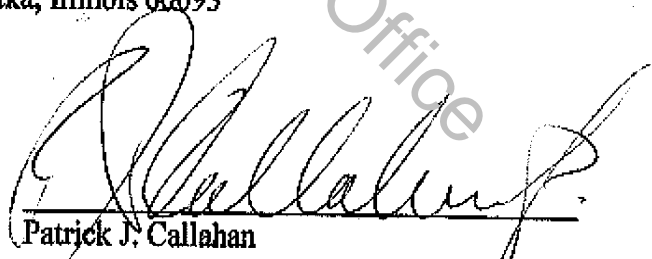
Subject to: General taxes for the year 2020 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

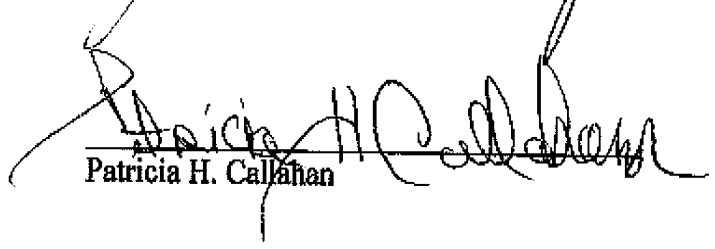
TO HAVE AND TO HOLD said premises not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever.

Permanent Real Estate Index Number: 05-29-101-053-0000 and 05-29-100-100-0000 (Affects PIQ & OP)

Address of Real Estate: 30 Woodley Road, Winnetka, Illinois 60093

Dated this 11 day of August, 2020.

  
Patrick J. Callahan

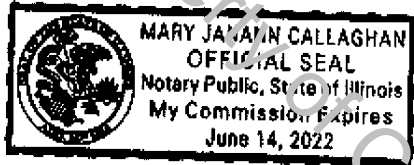
  
Patricia H. Callahan

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STATE OF ILLINOIS     )  
                                   )  
 COUNTY OF COOK        )     SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Callahan and Patricia H. Callahan, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11 day of August, 2020.



*Mary J. Callaghan*  
 Notary Public

Prepared by: Benjamin D. Steiner, O'Halloran, Kosoff, Geitner & Cook, P.C.,  
 650 Dundee Rd., Suite 475, Northbrook, Illinois 60062

Return after recording to: Francis J. Zeman  
 9933 N. Lawler #533, Skokie, IL 60077

Tax bill to: George Kasten, 814 Boal Parkway, Winnetka, Illinois 60093

Properly Cook County Clerk's Office

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## EXHIBIT "A" Legal Description

Issuing Office File No.: 15826-20-62713-IL Commitment No.: 15826-20-62713-IL

THAT PART OF THE WEST 200 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF, 413.03 FEET TO THE CENTER LINE OF A RECORDED EASEMENT; THENCE NORTH 63 DEGREES 57 MINUTES EAST ALONG THE CENTER LINE OF SAID RECORDED EASEMENT 222.61 FEET TO ITS INTERSECTION WITH A LINE 200.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE 313.61 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, AND THENCE NORTH 89 DEGREES 31 1/2 MINUTES WEST ALONG SAID NORTH LINE, 200.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 30.0 FEET OF THE ABOVE DESCRIBED PREMISES IN HILL ROAD, AND ALSO EXCEPTING THE WEST 50 FEET OF THAT PART OF THE ABOVE DESCRIBED PREMISES FALLING SOUTH OF THE SOUTH LINE OF THE NORTH 2.496 CHAINS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 AFORESAID, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Betsy Ellingworth, being duly sworn on oath, states that she resides at 1775 S. Imperial Wheaton IL 60189. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. 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 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 provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

Betsy Ellingworth

SUBSCRIBED and SWORN to before me

this 20<sup>th</sup> day of August, 2020

Cheryl

