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Doc#: 2031938158 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/16/2020 01:01 PM Pg: 1 of 4

Dec ID 20201001620431
ST/CO Stamp 1-030-153-184 ST Tax \$600.00 CO Tax \$300.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS, Mihaly A. Zachar and Katherine A. Zachar, husband and wife, of the City of Athens, County of Athens, State of Ohio for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Lonny N. Black and Karen Black, husband and wife, of 729 Dolores Lane, Sycamore, Illinois 60178, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 01-07-301-010-0000

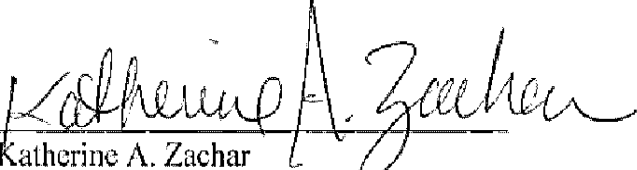
Property Address: 157M Helm Road, Barrington Hills, IL 60010

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

Dated this 13th day of October, 2020.


Mihaly A. Zachar


Katherine A. Zachar

CT 204NW5204Z7RM 112

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STATE OF OHIO)
COUNTY OF Athens) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mihaly A. Zachar and Katherine A. Zachar 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 in the 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 notarial seal, this 13 day of October, 2020.



Nichole M. Pease

Notary Public
Nichole M. Pease
4.7.2021

THIS INSTRUMENT PREPARED BY

Laurence M. Cohen, P.C.
1033 W. Golf Road
Hoffman Estates, IL 60169

MAIL TO:

Law Offices of John Papadia, Ltd.
8501 W. Higgins Road
Suite 440
Chicago, IL 60631
Attn: Mr. John Papadia, Esq.

SEND SUBSEQUENT TAX BILLS TO:

Mr. Lonny N. Black and Mrs. Karen Black
157M Helm Road
Barrington Hills, IL 60010

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State of Illinois)

County of Kane) SS.

AFFIDAVIT – METES AND BOUNDS

Mihaly A. Zachar, being duly sworn on oath, states that he/she resides at 157M Helm Road, Barrington Hills, IL. That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

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 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 is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for the 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 that does not involve any new streets or easements of access.
6. The conveyance is of land for highway or public purposes or grants of conveyances relating to the dedication of land for public use or instruments relation to the vacation of land impressed with 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 more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements or access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract having taken place since October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
- ⑩ The conveyance is of land described in the same manner as title was taken by the grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT, further states that he/she makes this affidavit for the purpose of inducing the Recorder of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

This 16th day of OCTOBER, 2020.

Mihaly A. Zachar By: [Signature]
AS A-I-F

Affiant

[Signature]

Notary Public



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LEGAL DESCRIPTION

Order No.: 20GNW520427RM

For APN/Parcel ID(s): 01-07-301-010-0000

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID EAST 1/2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTH WEST 1/4, A DISTANCE OF 556.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE WEST LINE OF THE EAST 1/2 OF SAID SOUTH WEST 1/4, A DISTANCE OF 437.63 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTH WEST 1/4, A DISTANCE OF 537.95 FEET TO A POINT ON A LINE 232.93 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 437.61 FEET TO THE NORTH LINE OF SAID SOUTH WEST 1/4; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 533.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 15 FEET OF THE FOLLOWING DESCRIBED EASEMENT; EASEMENT FOR INGRESS AND EGRESS WHICH IS 30 FEET WIDE AND THE CENTER OF WHICH LIES ALONG A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST AND WEST CENTER LINE OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT IS 556 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 7; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1,032 FEET, AS CREATED BY EASEMENT BETWEEN EDWIN D. LAWLOR, JR. AND DOROTHY D. LAWLOR, HIS WIFE AND LAWRENCE H. GALLORY AND ISABEL L. GALLORY, HIS WIFE, RECORDED DECEMBER 27, 1954 AS DOCUMENT NUMBER 16106946 AND BY DEED IN TRUST MADE BY EDWIN D. LAWLOR, JR. AND DOROTHY D. LAWLOR, HIS WIFE, TO WEST SUBURBAN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 6, 1978, KNOWN AS TRUST NUMBER 1655 IN COOK COUNTY, ILLINOIS