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WARRANTY DEED

Doc# 2101221190 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2021 02:48 PM Pg: 1 of 4

Dec ID 20201101659877
ST/CO Stamp 0-295-938-016 ST Tax \$410.00 CO Tax \$205.00

The Grantors, **THEODORE SCHUSTER and APRIL LANE SCHUSTER**, of 725 S. Grove Avenue, Oak Park, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys and Warrants to the Grantees,

KEVIN KOIL AND DEBORAH HOGAN
800 S. Oak Park Avenue
Unit 2S
Oak Park, IL 60304

both unmarried people, not as tenants in common but as joint tenants the following described real estate, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to: General Real Estate taxes not yet due or payable; 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.

Permanent Index No.: 16-18-124-019-0000
Address of Real Estate: 725 S. Grove Avenue, Oak Park, IL 60304

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 21st day of November, 2020.

REAL ESTATE TRANSFER TAX

30-Nov-2020



COUNTY: 205.00
ILLINOIS: 410.00
TOTAL: 615.00

16-18-124-019-0000 | 20201101659877 | 0-295-938-016

THEODORE SCHUSTER

APRIL LANE SCHUSTER

Real Estate Transfer Tax

\$3,260.00



6027

Chicago Title Insurance Co.
1795 West State Street
Geneva, Illinois 60134

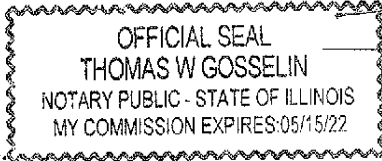
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STATE OF ILLINOIS)
) ss.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THEODORE SCHUSTER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of November, 2020.

STATE OF ILLINOIS)
) ss.
COUNTY OF KANE)

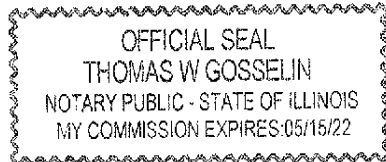


[Signature]

Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that APRIL LANE SCHUSTER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of November, 2020.



[Signature]

Notary Public

Prepared by: Thomas W. Gosselin
Thomas W. Gosselin, P.C.
555 South Randall Road, Suite 206
St. Charles, Illinois 60174

After recording mail to: John M. Aylesworth
Attorney at Law
105 W. Madison Street, Suite 401
Chicago, IL 60602

Mail tax bill to: KEVIN KOLL AND DEBORAH HOGAN
725 S. Grove Avenue
Oak Park, IL 60304

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EXHIBIT A

Order No.: 20GNW601323GV

For APN/Parcel ID(s): 16-18-124-019-0000

THE NORTH 33 1/3 FEET OF LOT 7 IN BLOCK 7 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1, LYING WEST OF OAK PARK AVENUE IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, OF THE EAST 1/2 OF LOT 2, IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Sandy Wegman
Kane County Recorder
719 S. Batavia Ave., Bldg. C
Geneva IL, 60134
Phone: 630-232-5935
Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF KANE)^{SS}

Jennifer Ashara

, being duly sworn on oath,

states that affiant resides at 745 W. State St. Geneva IL

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or 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 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (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 and other pipe lines 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 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 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 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).

AFFIANT further states that ___ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 11 day of Dec, 2020

Natalie L. Gould

Signature of Notary Public

Jennifer Ashara

Signature of Affiant

