

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2103406188 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 10:09 AM Pg: 1 of 5

Dec ID 20201201602565
ST/CO Stamp 2-012-192-784 ST Tax \$345.00 CO Tax \$172.50

THE GRANTOR, TWJ, L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY(S) and WARRANT(S) to C&N CONSTRUCTION INC., an Illinois corporation, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(C) 20N07143098E1
100

See Exhibit 1 attached hereto for legal description

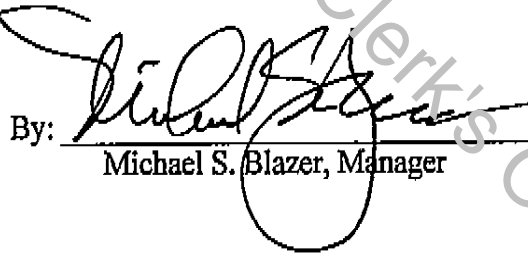
This conveyance is subject to Exceptions F on Schedule B of Chicago Title Commitment Number 20NW7143098EL dated November 20, 2020 (as more particularly set forth on Exhibit 2 attached hereto).

Permanent Real Estate Index Number: 15-18-229-027-0000

Address of Real Estate: 24 Hillside Ave., Hillside, IL 60162

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 4th day of January, 2021.

TWJ, L.L.C.

By: 
Michael S. Blazer, Manager

VILLAGE OF HILLSIDE
1/7/2021
72184 RE-RECORD TRANSFER TAX
2587.50

UNOFFICIAL COPY

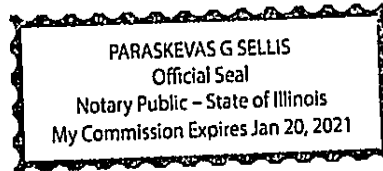
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Michael S. Blazer, personally known to me to be the Manager of TWJ, L.L.C., and 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 as such Manager he signed and delivered the said instrument as his free and voluntary act and deed, and as the free and voluntary act and deed of TWJ, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal this
4th day of January, 2021.



(SEAL)



This instrument was prepared by:

Peter C. Bazos, Esq.
Bazos, Freeman, Schuster & Pope, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123

Send subsequent tax bills to:

Curtis J. Eshghy
C&N CONSTRUCTION INC.
4413 Roosevelt Rd, Ste 110
Hillside, IL 60162

24 N HILLSIDE AVE -
HILLSIDE IL 60162

AFTER RECORDED
MAIL TO:

J. F. KLUNK
914 S. STATE
LEWISPORT IL
60441

UNOFFICIAL COPY

EXHIBIT 1

LEGAL DESCRIPTION

THE NORTH 100 FEET OF THE SOUTH 287 FEET OF THE WEST 144 FEET OF THE EAST 150 FEET (EXCEPT THAT PART TAKEN FOR HARRISON STREET) LYING WEST OF AND ADJOINING THE WEST LINE OF HILLSIDE AVENUE OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 2

TITLE EXCEPTIONS

This conveyance is subject to:

1. General Real Estate Taxes for the year 2020 and subsequent years.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
3. Matters reflected on the Plat of Survey dated _____, 2020 prepared by _____
4. Rights of way for drain tiles, ditches, feeders and laterals, if any.
5. Matters suffered or created by Purchaser

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS)
) SS
COUNTY OF ~~DUKE~~

Michael S. Blazer, being duly sworn on oath, states that he resides or is employed at 111 W. Chicago Avenue, Suite 102, Hinsdale, IL 60521;

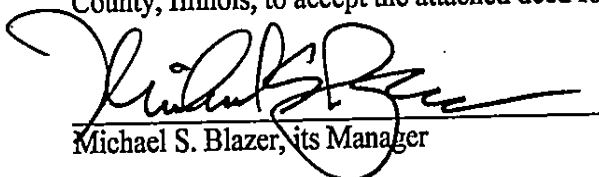
And further states that: (please check the appropriate box)

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

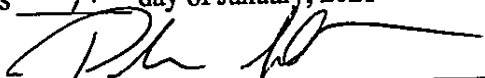
B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5 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 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 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 is of a single lot of less than 5 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.

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


Michael S. Blazer, its Manager

SUBSCRIBED AND SWORN TO BEFORE ME
this 4th day of January, 2021


Signature of Notary Public

