

# UNOFFICIAL COPY

## WARRANTY DEED

Upon Recording Mail to:  
Illinois State Toll Highway Authority  
Attn: Land Acquisition Manager  
2700 Ogden Avenue  
Downers Grove, IL 60515

Tollway Parcel: TW-5-16-050

PIN(s): 18-07-117-014



Doc# 2107119038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/12/2021 04:22 PM PG: 1 OF 5

THE GRANTOR, Sal Tabuena and Josephine Tabuena, husband and wife, as tenants by the entirety, of the City of Hinsdale, County of Cook, State of Illinois, for and in consideration of One Hundred Fifty Thousand Seven Hundred (\$150,700.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, GRANTEE, with principal offices at 2700 Ogden Avenue, Downers Grove, Illinois 60515, any and all right title and interest in the following described real estate situated in the County of Cook in the State of Illinois, including any after acquired interest, all strips, gores, or gaps:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT ATTACHED HERETO

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

PIN: 18-07-117-014

COUNTY: Cook

ADDRESS: 521 Columbia Avenue, Hinsdale, Cook County, Illinois 60521

The Grantor, without limiting the interest above granted and conveyed, does hereby release the Grantee, its successors and assigns, forever, from all claims arising out of this acquisition as all such have been settled, including without limitation any diminution of value to any remaining property of the Grantor, its successors, lessees, mortgagees and assigns by reason of improving, operating and maintaining the above-described premises for toll highway purposes.

**EXEMPT FROM ILLINOIS TRANSFER TAX PURSUANT TO 35ILCS 200/31-45(b)**

REAL ESTATE TRANSFER TAX

07-Dec-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-07-117-014-0000

| 20200801677782 | 1-829-951-456

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EXHIBIT "A"

Legal Description of the Property

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
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Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS

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**LEGAL DESCRIPTION:**

THAT PART OF LOT 3 IN HEATHERWOOD UNIT 4, BEING A RESUBDIVISION OF LOTS 5 THROUGH 10 (EXCEPT TOLL ROAD) AND HALF VACATED STREET NORTH AND ADJOINING SAID LOT 10 ALL IN BLOCK 15 IN HIGHLANDS, A SUBDIVISION OF THE NORTHWEST QUARTER AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 87 DEGREES 27 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, 239.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 27 MINUTES 55 SECONDS EAST ALONG SAID NORTH LINE, 25.27 FEET TO THE WESTERLY LINE OF THE TRI-STATE TOLLWAY PER DOCUMENT NUMBER 1019744112; THENCE SOUTHEASTERLY 101.47 FEET ALONG SAID WESTERLY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 5,612.23 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 11 DEGREES 16 MINUTES 40 SECONDS EAST, 101.47 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 87 DEGREES 31 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, 25.20 FEET; THENCE NORTHWESTERLY 101.46 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 5,587.28 FEET, THE CHORD OF SAID CURVE BEARS NORTH 11 DEGREES 19 MINUTES 03 SECONDS WEST, 101.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TW-5-16-050 CONTAINS 0.056 ACRE, OR 2,530 SQUARE FEET, MORE OR LESS.

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 12 | 2021

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): John Konrath

On this date of: 3 | 12 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

*Agafya Gerovoy*  
AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"  
AGAFYA GEROVOY  
Notary Public, State of Illinois  
My Commission Expires 5/12/2021

### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 12 | 2021

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): John Konrath

On this date of: 3 | 12 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

*Agafya Gerovoy*  
AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"  
AGAFYA GEROVOY  
Notary Public, State of Illinois  
My Commission Expires 5/12/2021

**CRIMINAL LIABILITY NOTICE**

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)