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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2116106217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2021 11:59 AM Pg: 1 of 5

Dec ID 20210501642203
ST/CO Stamp 2-069-477-648 ST Tax \$1,400.00 CO Tax \$700.00

CT 21NW7143716NB
YB

490 CHERRY LLC

THE GRANTOR(S), RICHARD P. SCHNEIDER and ILANA SELIGMAN, as Tenants by the entirety, of Winnetka, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ~~TITANIUM CUSTOM HOMES INC. D/B/A NEWGARD CUSTOM~~, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, and building line and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 05-21-126-007-0000

Address(es) of Real Estate: 490 CHERRY ST, WINNETKA, IL 60093

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Dated this 28 day of May, 2021

Richard P. Schneider
RICHARD P. SCHNEIDER

Ilana Seligman
ILANA SELIGMAN

STATE OF IL)
) SS.
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD P. SCHNEIDER and ILANA SELIGMAN, personally known to me to be the same person(s) whose name(s) 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 28 day of May, 2021



Sandra Huff (Notary Public)

Prepared By: Mr. Michael R. Grabill
Olson, Grabill & Flitcraft
707 Skokie Blvd.
Suite 420
Northbrook, IL 60062

Mail To:

Ms. Victoria Birov
Law Offices of Victoria A. Birov
666 Dundee Road #308
Northbrook, IL 60062

Name & Address of Taxpayer:

~~Titanium Custom Homes Inc. d/b/a Newgard Custom Homes~~
~~490 Cherry Street~~
~~Winnetka, IL 60093~~

490 CHERRY LLC
666 Dundee Road, Suite 308
Northbrook, IL 60062

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PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 21NW7143716NBELIZAB

COUNTY OF Cook

Richard P. Schneider and Ilana S. Seligman, being duly sworn on oath, states that _____ resides at 490 Cherry St., Winnetka, IL 60093. 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 (1) 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 (5) acres or more in size which does not involve any streets or easements of access.
3. 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.
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 involve any new streets or easement 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 parcel 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

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PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Richard P. Schneider By M. H. H.
Richard P. Schneider

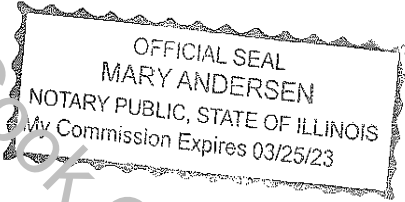
Ilana S. Seligman By M. H. H.
Ilana S. Seligman

STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 28 of May, 20

[Signature]
Notary Public



Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21NW7143716NB

For APN/Parcel ID(s): 05-21-126-007-0000

THAT PART OF LOT 6 OF "FAIRVIEW AVE" ALSO KNOWN AS "GARVES PLACE" VACATED LYING BETWEEN LOTS 1 AND 6 IN GRAVES SUBDIVISION IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF PART OF THE NORTH FRACTIONAL 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, FORMERLY KNOWN AS BLOCKS 44, 68 AND 69 (VACATED) OF THE VILLAGE OF WINNETKA, AND 33 FEET WEST OF AND ADJOINING SAID BLOCKS 44 AND 68 ACCORDING TO THE PLAT OF SAID GRAVE'S SUBDIVISION RECORDED JANUARY 31, 1882 AS DOCUMENT 372637 IN BOOK 16 OF PLATS PAGE 71 DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT IN THE WEST LINE OF LOT 6 AFORESAID MIDWAY BETWEEN ASH AND CHERRY STREET, WHICH POINT IS ABOUT 187 FEET NORTH OF THE NORTH LINE OF ASH STREET, THENCE RUNNING EAST ALONG THE LINE MIDWAY BETWEEN ASH AND CHERRY STREETS, A DISTANCE OF 105 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF "FAIRVIEW AVE." ALSO KNOWN AS "GRAVES PLACE" VACATED WHICH IS DISTANT 175.5 FEET NORTHWESTERLY FROM THE NORTHERLY LINE EXTENDED OF ASH STREET AS MEASURED ALONG THE SAID WESTERLY LINE OF FAIRVIEW AVENUE AND THE WESTERLY LINE OF FAIRVIEW AVENUE, EXTENDED THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT WHERE THE MIDDLE LINE OF SAID FAIRVIEW AVENUE INTERSECTS THE SOUTH LINE EXTENDED OF CHERRY STREET, THENCE WEST ALONG THE SOUTH LINE OF CHERRY STREET TO THE NORTHWEST CORNER OF LOT 6 IN GRAVES SUBDIVISION AFORESAID, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING EXCEPT THE WEST 7 FEET THEREOF, IN COOK COUNTY, ILLINOIS.