

UNOFFICIAL COPY

BT 20-02259 1/2

**WARRANTY DEED
Illinois Statutory
(Individual to Individual)**



Doc# 21194088055 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2021 11:55 AM PG: 1 OF 3

THE GRANTORS, JON R. BAILEY AND JUSTINE L. BAILEY, HUSBAND AND WIFE, of the City of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to ERIK RODRIGUEZ, A SINGLE PERSON, AND MARIA ALICIA MONTOYA, A SINGLE PERSON, AS JOINT TENANTS, of 1766 Greenwood Road, Apt. F, Glenview, IL 60026, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1804-4 IN THE HEATHERWOOD WEST CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF PASQUINELLI'S FIRST ADDITION TO HEATHERWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92825228 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, 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 property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index No.: 06-24-417-024-1100

* Address of Real Estate: 208 WESTMINSTER COURT, UNIT D, SCHAUMBURG, IL 60193

REAL ESTATE TRANSFER TAX

23-Jun-2021



COUNTY: 93.50
ILLINOIS: 187.00
TOTAL: 280.50

06-24-417-024-1100

| 20210501629907 | 0-153-324-816

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PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTION

State of Illinois)
) ss
County of Kane)

JON R. BAILEY AND JUSTINE L. BAILEY, HUSBAND AND WIFE, being duly sworn on oath, states that they reside at **208 WESTMINSTER COURT, UNIT D, SCHAUMBURG, IL 60193**, and further state that: (please check the appropriate box)

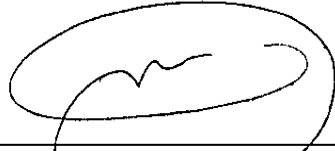
A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

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)

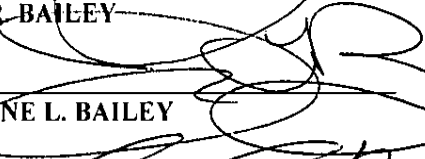
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The 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 conveyance;
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 they make this affidavit for the purposes of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.


SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF May, 2021



JON R. BAILEY



JUSTINE L. BAILEY



Notary

