UNOFFICIAL CC

Owner:

Dilip Makwana

Route:

Irving Park Road IL59 to Bartlett Road

Section: County,

Cook

Project No.:

Job No.: Parcel No.: 0LA0010

R-90-012-15

P.I.N. No.: 06-26-100-003



Doc# 2119610001 Fee \$93.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 07/15/2021 09:29 AM PG: 1 OF 5

WARRANTY DEED

(Individual) (Non-Freeway)

Dilip Makwana, a married person, (Grantor), of the County of Cook and State of Illinois, for and in consideration of One Hundred Six Thousand Five Hundred and No/100 Dollars (\$106,500,00), receipt of which is hereby acknowledged, grants, conveys, and warrants to the People of the State of Illinois Department of Transportation, (Grantee), the following described real estate:

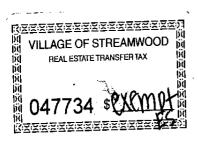
See attached legal description

Address: 948 South Bartlett Road, Streamwood, IL 60107

situated in the County of Cook, State of Illinois, and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are here in eferred to as the "premises."

Grantor does not possess rights of Homestead in the premises.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.



With the same of t	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

UNOFFICIAL COPY Dated this 14th day of August 2020
Signature Dilip Makwana
State of) ss
County of
This instrument was acknowledged before me on Aug. 14, 20, 20, by Dilip Makwana.
(SEAL) JIGNESE PATA Official Seal Notacy Buglic My Commission Expires Aug 2, 2023 Notacy Public - Commission Notacy Public - Commission 2, 2023 My Commission My Commission Expires: 9222
Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.
9-14-2020 Jon 6 wh
Date Buyer, Seller or Representative
This instrument was prepared by and after recording, mail this instrument and future tax bills to:
Illinois Department of Transportation ATTN: Bureau of Land Acquisition 201 Center Court, Schaumburg, IL 60196-1096
Co

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Route: F.A.U. Route 1321 (Illinois Route 19)

(Irving Park Road) Section: 18-V4738-00-PV County: Cook County Job No.: R-90-012-15

Parcel: 0LA0010

Sta. 543+56.74 to Sta. 545+28.98 (IL Route 19) Sta. 615+09.40 to Sta. 616+93.41 (Bartlett Road)

Index Nos. 06-26-100-003

That part of the Northwest Quarter of Section 26, Township 41 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois, bearing and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), with a combined factor of 0.999943707, described as follows:

Commencing at the northeast corner of Lot 18 in Concord Station Subdivision, according to the plat there if, recorded March 22, 1995 as document 95190920, said corner being on the west line of the Northwest Quarter of said Section 26; Thence South 00 degrees 59 minutes 22 seconds East, along said east line and said west, 214.07 feet for a Point of Beginning; Thence souther storly, 96.97 feet, along a curve to the left, said curve being 6.00 feet northerly of and concentric with the northerly right-of-way line of Illinois Route 19, per document 11200332, having a radius of 2,092.79 feet, a chord that bears South 77 degrees 46 minutes 33 seconds East and a chord of 96.96 feet; Thence North 45 degrees 09 minutes 19 seconds East, 30.14 feer at a line 50.00 feet westerly of and parallel with the centerline of Bartlett Road, said centerline being the westerly line of Woodland Heights Unit No. 1, according to the plat thereof, recorded January 17, 1958 as document 17112595; Thence North 03 degrees 55 minutes +1 seconds East, along said parallel line, 147.97 feet to the northerly line of the lands described in Trustee's Deed, recorded December 27, 2006 as document 0636118033; Thence South 75 degrees 44 minutes 04 seconds East, along the northerly line of said lands, 50.83 feet to the northeasterly corner thereof and said centerline; Thence South 03 degrees 55 minutes 41 seconds West, along the easterly line of said lands and said centerline, 174.90 feet to the southeasterly corner of said lands and said northerly right-of-way line; Thence westerly 2.50 feet, along the southerly line of said lands and said northerly right-of-way line, being a curve to the right, said curve having radius of 2,098.79 feet, a chord that bears North 80 decrees 35 minutes 51 seconds West and a chord of 32.50 feet to the south easterly corner callands excepted in said Trustee's deed; Thence North 03 degrees 54 minutes 05 seconds East, along the easterly line of said lands, 35.00 feet to the northerly corner thereof; Thence South 35 degrees 05 minutes 54 seconds West, along the northwesterly line of said lands, 38.38 feet to the westerly corner of said lands and said northerly right-of-way line; Thence northwesterly, 114.18 feet, along the southerly line said lands described in document 0636118033 and said northerly right-of-way line, being a curve to the right, having a radius of 2,098.79 feet, a chord that bears North 78 degrees 02 minutes 58 seconds West and a chord of 114.16 feet to the west line of said Northwest Quarter; Thence North 00 degrees 59 minutes 22 seconds West, along said west line, 6.20 feet to said Point of Beginning, all in Cook County, Illinois.

Said parcel containing 0.217 acres, more or less, of which 0.131 acres, more or less was previously used or dedicated.

> RECEIVED JUL Ó 3 2019 🗐 PLATS & LEGALS

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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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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 30 , 2021	SIGNATURE: Robu two
O	GRANIOR OF AGENT
GRANTOR NOTARY SECT. DN. The below section is to be completed by the	e NOTARY who witnesses the GRANTOR signature.
Subscribed and sworn to better me, Name of Notary Public:	ugayya Geroley
By the said (Name of Grantor): Lobin 6- Weber	AFFIX NOTARY STAMP BELOW
On this date of: 3 3 0 1, 20 7 1	"OFFICIAL SEAL"
NOTARY SIGNATURE:	₩ AGAFYA GEROVOY
NOTARY SIGNATURE.	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	o the GRANTEE shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person,	
authorized to do business or acquire and hold title to real estate in	
acquire and hold title to real estate in Illinois or other entity recogni	
acquire and hold title to real estate under the laws of the State of II	
) m	SIGNATURE: Rose O Wolan
	3. VANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the	e NOTARY who witnesses the GRANTI E sig lature.
Subscribed and sworn to before me, Name of Notary Public:	alleggo anveley
By the said (Name of Grantee): (CobiN 6- weber	AFFIX NOTARY STAMP SELOW
On this date of: 3 3 0 , 20 2 1	"OFFICIAL SEAL"
NOTARY SIGNATURE: ## MICHAELE	My Commission Expires 5/12/2021
y	· · · · · · · · · · · · · · · · · · ·

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

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UNOFFICIAL COPY PLAT ACT AFFIDAVIT

State	of Illinois
	··· ss.
Coun	ity of <u>Coolie</u>
	Dabin FW2 DCC being duly sworn on oath, states that <u>The</u> resides 222 Northfield Rd, Northfield
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 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 acres or more in size which does not involve any new streets or easements of access.
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4.	The sale or exchange or 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 fro railroads or other public utility facilities, which does not involve any new streets or easer lends 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 gran's or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impresse twith a public use.
8.	Conveyances made to correct descriptions in prior conveyances.
9.	The sale or exchange of parcels 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 easements of access.
10.	The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an illinoto registered 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.
CIRC	LE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.
	nt further state that <u>She</u> makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, s, to accept the attached deed for recording.
SUBS	SCRIBED and SWORN to before me
this _	day of March, 20 "OFFICIAL SEAL" AGAFYA GEROVOY Notary Public, State of Illinois My Commission Expires 5/42/2004
	My Commission Expires 5/12/2021