

UNOFFICIAL COPY

Owner: Dilip Makwana
 Route: Irving Park Road
 Section: IL 59 to Bartlett Road
 County: Cook
 Project No.:
 Job No.: R-90-012-15
 Parcel No.: 0LA0010
 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:

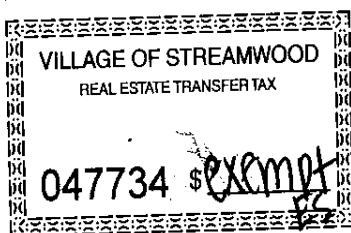
See attached legal description.

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 herein referred 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.



REAL ESTATE TRANSFER TAX		13-Jul-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
06-26-100-003-0000 20210301656470 1-653-834-512		

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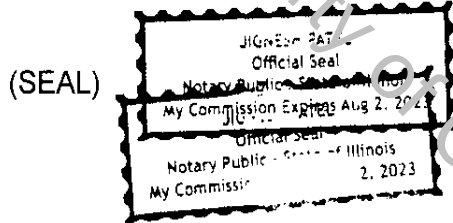
Dated this 14th day of August, 2020

Dilip Makwana
Signature

Dilip Makwana

State of ILLINOIS)
County of COOK) ss

This instrument was acknowledged before me on Aug. 14, 2020, by Dilip Makwana.



8/14/2020
Notary Public
My Commission Expires: 8/2/22

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

9-14-2020
Date

John G. Weber
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

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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 thereof, 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 southeasterly, 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 feet to 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 41 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, 42.50 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 degrees 35 minutes 51 seconds West and a chord of 32.50 feet to the south easterly corner of lands 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 03 2019 *BC*

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 **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 | 30 | 2021

SIGNATURE: Robin G. Weber
GRANTOR or AGENT

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

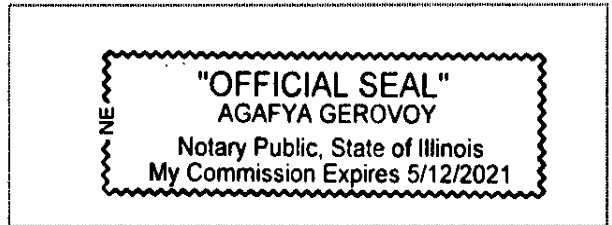
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Robin G. Weber

On this date of: 3 | 30 | 2021

NOTARY SIGNATURE: Agafya Gerovoy

Agafya Gerovoy
AFFIX NOTARY STAMP BELOW



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 | 30 | 2021

SIGNATURE: Robin G. Weber
GRANTEE or AGENT

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

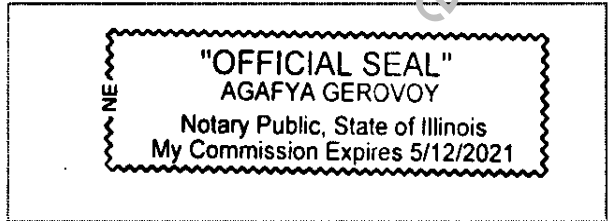
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Robin G. Weber

On this date of: 3 | 30 | 2021

NOTARY SIGNATURE: Agafya Gerovoy

Agafya Gerovoy
AFFIX NOTARY STAMP BELOW



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)**)

