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Doc#: 2126521304 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 12:11 PM Pg: 1 of 6

Dec ID 20210501639807

Commitment Number: 27887139

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

MY DEC # 2021050163908

Mail Tax Statements To: **Jean E. Stachowiak and Robert Grossi: 717 Gregford Rd., Burr Ridge, IL 60527**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
18-18-303-002-0000**

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Margaret J. Hesslau, single, (mother of Jean E. Stachowiak), whose mailing address is **717 Gregford Rd., Burr Ridge, IL 60527**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jean E. Stachowiak, single**, hereinafter grantees, whose tax mailing address is **717 Gregford Rd., Burr Ridge, IL 60527**, the following real property:

Lot 18 in A. E. Fossier and co's woodview estate South, being a subdivision in the Northwest 1/4 and the Southwest 1/4 of section 18, township 38 North, range 12, East of the third principal meridian, in Cook County, Illinois.

Property Address is: 717 Gregford Rd., Burr Ridge, IL 60527

Prior instrument reference: **1322045048**

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 35 ILCS 200/31-45(e)., Property Tax Code.

Date: 2-18-21.

Margaret J. Hesslau
Buyer, Seller or Representative

Property of Cook County Clerk's Office

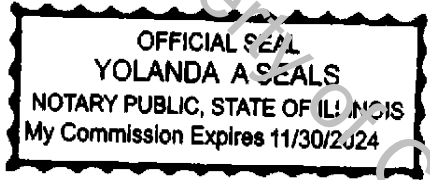
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Executed by the undersigned on 2/18 ²⁰²¹ ~~2020~~

Margaret J. Hessler
Margaret J. Hessler

STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on Feb 18, 2021, 20__ by Margaret J. Hessler who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

Cook County Clerk's Office

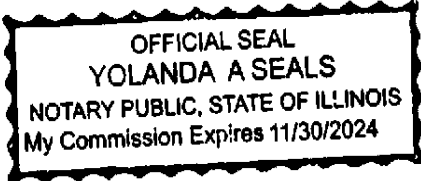
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated February 18, 2021 *(MB)*

Margaret J. Deselau
Signature of Grantor or Agent



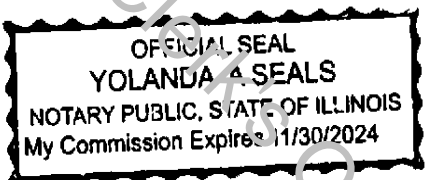
Subscribed and sworn to before
Me by the said _____
this 18 day of Feb,
2021.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 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.

Date February 18, 2021 *(B)*

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said _____
This 18 day of Feb,
2021.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 APT to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Plat Act Affidavit

STATE OF IL)
 COUNTY OF ~~ADAMS~~) COOK SS

DOCUMENT NUMBER _____

I, (Name) Margaret Hesslau, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 717 Gregford Rd., Burr Ridge, IL 60527, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of 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 and 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 a 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 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. Conveyance made to correct descriptions in prior conveyances;
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 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

Cook AFFIRANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the ADAMS COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 18 day of Feb, 2021

[Signature]
 (Signature)

NOTARY: [Signature]
 (seal)

