

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Charles Wifler, Esq.
103 W. Gilmer Rd.
Hawthorn Woods, IL 60047

(C) 21 CNP 2170372/3

MAIL REAL ESTATE TAX BILL TO:

Ryan Welcome and Sarah Welcome
128 W. Hillside Ave.
Barrington, IL 60010



2127841001D

Doc# 2127841001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2021 10:03 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

THE GRANTOR: St. Michael's Episcopal Church, of 647 Dundee Ave., Barrington, IL 60010, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Ryan Welcome and Sarah Welcome**, husband and wife, of 106 West Hillside Avenue, Barrington, IL 60010, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: ** tenants by the entirety*

THE WEST 66 FEET OF THE EAST 447 FEET OF THE SOUTH 174.45 FEET LYING NORTH OF THE NORTH LINE OF HILLSIDE AVENUE OF LOT 30 (EXCEPT THAT PART FALLING IN HOUGH STREET) IN ASSESSORS DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1872 AS DOCUMENT NUMBER 69470 IN BOOK 3 OF PLATS, PAGE 41, IN COOK COUNTY, ILLINOIS.

Commonly known as: 128 W. Hillside Ave., Barrington, IL 60010
PIN: 01-01-123-022-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX

27-Sep-2021



COUNTY: 152.50
ILLINOIS: 305.00
TOTAL: 457.50

01-01-123-022-0000

20210801636903 | 0-086-892-688

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DATED this 24th day of August, 2021.

Ann Kimes
Ann Kimes, an authorized signor for
St. Michael's Episcopal Church

John Garcia
John Garcia, an authorized signor for
St. Michael's Episcopal Church

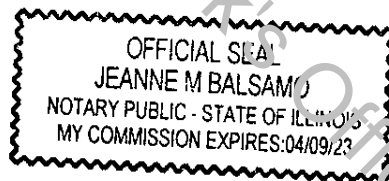
STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Ann Kimes, an authorized signor for St. Michael's Episcopal Church and John Garcia, an authorized signor for St. Michael's Episcopal Church**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 24th day of August, 2021.

Jeanne M Balsamo
Notary Public

NAME AND ADDRESS OF PREPARER:
Andrew B. Fuller, Esq.
Buckley Fine, LLC
201 S. Grove Ave., 4th Floor
Barrington, IL 60010



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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Ann Kimes, being duly sworn on oath, states that She resides at 647 Dundee Avenue, Barrington, IL 60015. 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 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 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 not involve any new streets or easements 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 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 Illinois 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.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

Ann Kimes

SUBSCRIBED and SWORN to before me

this 24th day of August, 2021.

Jeanne M Balsamo

