

UNOFFICIAL COPY

Doc#: 2131916101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2021 11:09 AM Pg: 1 of 3

Warranty Deed

Dec ID 20211001623339
ST/CO Stamp 0-587-166-864 ST Tax \$600.00 CO Tax \$300.00

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Marth Enterprises Inc., an Illinois Corporation of the City of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Roger A. Wilson, Jr. and Gretchen A. Wilson as husband and wife, tenants by the entirety of Orland Park, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 27-02-411-016-0000 & 27-02-411-017-0000

Address(es) of Real Estate: 8028 W. 142nd Place
Orland Park, IL 60462

The date of this deed of conveyance is

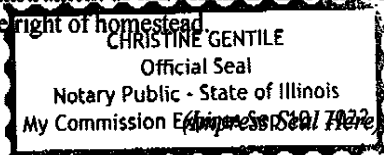
James Marth
James Marth, President

10-28-2021

Carol Marth
Carol Marth, Secretary

State of Illinois, County of Will ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Marth, President and Carol Marth, Secretary, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 on 10/28/2021

Christine Gentile

(My Commission Expires 9/10/2022)

Notary Public

FIDELITY NATIONAL
TITLE INSURANCE
0021037091

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LEGAL DESCRIPTION



For the premises commonly known as:
8028 W. 142nd Place
Orland Park, IL 60462

Legal Description:

LOT 2, UNIT 4 - (8028 W. 142nd Place)

THAT PART OF LOT 2 IN THE VILLAS OF COBBLESTONE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 2, THENCE NORTH, 88 DEGREES, 14 MINUTES, 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.53 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES, 45 MINUTES 04 SECONDS EAST THROUGH THE PARTY WALL OF A DUPLEX TOWNHOME BUILDING A DISTANCE OF 111.00 FEET TO THE POINT OF TERMINATION, SAID POINT OF TERMINATION ALONG THE SOUTH LINE OF SAID LOT 2 (THE NORTH RIGHT-OF-WAY LINE OF 142ND PLACE), SAID POINT OF TERMINATION BEING 51.47 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 2, ALL IN COOK COUNTY ILLINOIS.

		COUNTY:	300.00
		ILLINOIS:	600.00
		TOTAL:	900.00
27-02-411-016-0000	20211001623339	0-587-166-864	

GRANTEES ADDRESS

This instrument was prepared by
Richard R. Wojnarowski
11212 S. Harlem, Worth, IL 60482

Send subsequent tax bills to:
ROGER WILSON JR + Gretchen Wilson
8028 W. 142nd PL.

Recorder-mail recorded document to:
CAROLYN BALCA, ATTORNEY
8240 W. 199th Street

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

RICHARD WOJNAROWSKI, being duly sworn on oath, states that he resides at 11212 S Harlem Wm, IL 60422 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 he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 29th day of October, 2021.

Kristin A. Horlacher

