

# UNOFFICIAL COPY

EDWIN A. HOFELD  
ATTORNEY AT LAW  
CHICAGO, ILL. 60601

22 811 234

## WARRANTY DEED

22 811 234

6300.838

1831203

The Grantors, ERNEST MILLER and CATHERINE M. MILLER, his wife, of the City of La Grange, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to ERNEST K. MILLER JR. and SUSAN MILLER, his wife, (Residence at 447 Linden Avenue, Westmont, Illinois, 60559), of the City of Westmont, County of Cook, State of Illinois, not in tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

\*LATE DATE\*

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
AUG-674  
\$10.00

1000

The East 242.46 feet of the South 2 acres of the North 10 acres of the North ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian, (Except that part thereof falling in the South 23.0 Feet of the North ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian), in Cook County, Illinois.



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General Taxes for the year 1974 and subsequent years; and to covenants, conditions and restrictions of record, private, public and utility easements; roads and highways if any; zoning and building ordinances; special taxes and assessments for improvements not yet completed; and installments for special assessments for improvements heretofore completed; and to permanent easement from Grantors herein to State of Illinois, the Department of Public Works and Buildings, Division of Waterways, Springfield, Sangamon County, Illinois dated

COOK CO. NO. 016  
154  
STATE OF ILLINOIS  
DEPT OF REVENUE  
AUG-674  
\$10.00

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February 19, 1962 and recorded in the Recorder's Office of Cook County, Illinois on May 22, 1962 as Document No. 18482018; and to rights of the public and the adjoining owners in and to the free and unobstructed flow of the waters of Flag Creek which flows through the land; and to rights of the public, the State of Illinois, and the municipality in and to that part of the land, if any, taken or used for road purposes; rights of the public and of the Village of Willow Springs, a Municipal Corporation, for use as a permanent easement to enter upon and construct, operate, repair, replace or maintain sanitary sewers and appurtenances, and a temporary construction easement, over, across or under a ten foot strip of land, more particularly described in a condemnation petition of the Village of Willow Springs, a Municipal Corporation, filed in the Circuit Court of Cook County, Illinois, on September 24, 1970 as Case No. 70 CH 1582; and to permanent easement and temporary easement in favor of the Village of Willow Springs, a Municipal Corporation, to construct, operate, repair, replace or maintain thereon, sanitary sewers and appurtenances thereto, as created by grants recorded in the Recorder's Office of Cook County, Illinois, as Documents No. 21867301, 21918682, 21927610, 21931286, 21936985 and 21994831, respectively.

DATED this 13th day of May, 1974.

Ernest Miller (SEAL)  
Ernest Miller

Catherine M. Miller (SEAL)  
Catherine M. Miller

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STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ERNEST MILLER and CATHERINE M. MILLER, his wife are 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 acknowledged that they signed, sealed 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 *thirteen* day of *May*, 1974.



*Jessie Krasser*  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAR. 19, 1977  
ISSUED BY ILLINOIS NOTARY ASSOC.

This instrument was prepared by:  
Edwin A. Hofeld, Attorney  
100 North La Salle Street  
Chicago, Illinois 60602

*Edwin A. Hofeld*  
RECORDED FOR 1974

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
AUG 9 1974 12:38 PM





Property of Court

3. That the instrument aforesaid is exempt from the provisions of "An Act to Repeal the Law in Relation to Platn" approved March 31, 1871, as amended by reason that the instrument constitutes

~~(a) The division or 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;~~

~~(b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;~~

~~(c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;~~

~~(d) 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;~~

~~(e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;~~

~~(f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;~~

~~(g) Conveyances made to correct descriptions in prior conveyances;~~

~~(h) 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, 1939 and not involving any new streets or easements of access.~~

Further the affiant sayeth not.

*E. A. [Signature]*

Subscribed and sworn to before me this 7<sup>th</sup> day of July 1971  
[Signature]  
Notary Public  
[Seal]

22 511 234

RECEIVED IN BAD CONDITION

END OF RECORDED DOCUMENT