

# UNOFFICIAL COPY

Owner Dani Mirasol and  
Jennifer Mirasol  
Address 226 North Louis Street,  
Mount Prospect, Illinois  
Route Rand Road (U.S. Route 12),  
Central Road & Mount  
Prospect Road  
County Cook  
Job No. R-90-014-20  
Parcel No. OMS0001  
P.I.N. No. 03-34-424-015  
Section 17-00166-00-CH  
Station 221+00.47 to  
Station 222+09.09

Doc#. 2209828177 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/08/2022 03:13 PM Pg: 1 of 5  
Dec ID 20211201674992  
ST/CO Stamp 1-283-810-192

## WARRANTY DEED (Individual) (Non-Freeway)

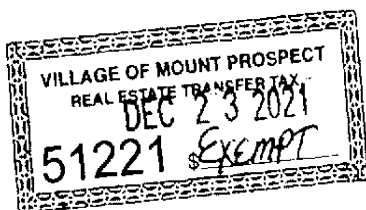
Dani Mirasol and Jennifer Mirasol, married persons, as joint tenants (Grantors), of the County of Cook and State of Illinois, for and in consideration of Fifteen Thousand and 00/100's Dollars (\$15,000.00), receipt of which is hereby acknowledged, grant, convey, and warrant to the Village of Mount Prospect, a municipal corporation (Grantee), the following described real estate:

See attached legal description

situated in the County of Cook, State of Illinois, and hereby release and waive 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."

Grantors do not possess rights of Homestead in the premises.

Grantors, without limiting the interest above granted and conveyed, acknowledge 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 Grantors 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 Grantors' remaining property.



### REAL ESTATE TRANSFER TAX

07-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-34-424-015-0000

| 20211201674992 | 1-283-810-192

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Dated this 26 day of OCTOBER, 2021.

[Signature]  
Signature

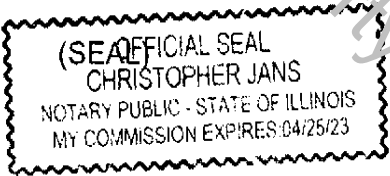
Dani Mirasol  
Print Name

[Signature]  
Signature

Jennifer Mirasol  
Print Name

State of Illinois )  
                                  )ss  
County of Cook )

This instrument was acknowledged before me on 10/26/2021  
by Dani Mirasol and Jennifer Mirasol, married persons, as joint tenants.



[Signature]  
Notary Public  
My Commission Expires: 04/25/23

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

12/16/21  
Date

[Signature]  
Buyer, Seller or Representative

This instrument was prepared by:

Mark D. Mathewson  
Mathewson Right of Way Company  
2024 Hickory Road, Suite 300  
Homewood, IL 60430

Taxes and Grantee's Address:

Village of Mount Prospect  
50 S. Emerson Street  
Mount Prospect, IL 60056

# UNOFFICIAL COPY

ROUTE: Rand Road (U.S. Route 12) & Central Avenue  
SECTION: 17-00166-00-CH  
COUNTY: Cook  
JOB NO.: R-90-014-20  
PARCEL NO.: 0MS0001  
STATION: 221+00.47 to 223+09.09  
INDEX NO.: 03-34-424-015

That part of Lot 1 in Block 10 in Bluett's Subdivision, being a subdivision in the Southeast Quarter of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 28, 1953 as document no. 15630300 in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment), with a combined scale factor of 0.99996302, being described as follows:

Beginning at the northeasterly corner of said Lot 1; thence South 29 degrees 59 minutes 30 seconds East, 208.62 feet (208.98 feet record) along the northeasterly line of said Lot 1 (also being the southwesterly right-of-way line of Rand Road) to the southeasterly corner of said Lot 1; thence North 89 degrees 56 minutes 41 seconds West, 4.62 feet along the south line of said Lot 1 to a point on a line 4.00 feet southwesterly of and parallel with said northeasterly line of Lot 1; thence North 29 degrees 59 minutes 30 seconds West, 205.74 feet along said parallel line to a point on the northwesterly line of said Lot 1; thence North 51 degrees 56 minutes 07 seconds East, 4.04 feet along said northwesterly line to the point of beginning.

Said parcel containing 0.019 acres, more or less.

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Mark D. Mathewson being duly sworn on oath, states that he resides at 2024 Hickory Road, Suite 300, Homewood, IL 60430 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. 80-316, 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 Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mark Mathewson

SUBSCRIBED and SWORN to before me

this 2nd day of March, 2022.

[Signature]



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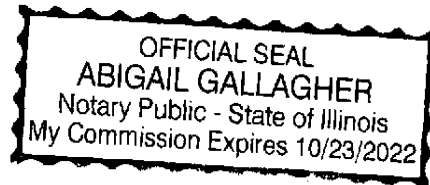
## STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated 3/2/22

Signature: *Mark Mathewson*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Mark Mathewson  
This 2nd day of March, 2022  
Notary Public *Abigail Gallagher*



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 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 3/2/22

Signature: *Mark Mathewson*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Mark Mathewson  
This 2nd day of March, 2022  
Notary Public *Abigail Gallagher*



Note: 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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)