

UNOFFICIAL COPY

Doc#: 2234933000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 09:02 AM Pg: 1 of 7

WARRANTY DEED

Prepared By:

Tietz Law Firm, PC
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Dec ID 20221201603442
ST/CO Stamp 1-818-070-352 ST Tax \$1,900.00 CO Tax \$950.00

Return To:

Christopher Goluba
5277 Trillium Blvd
Hoffman Estates IL 60192

Send Tax Bill To:

Zachary Heidner
5277 Trillium Boulevard
Hoffman Estates, IL 60192

GRANTOR(S), **JAMES LEE**, divorced and not since re-married of 30751 El Corazon, Apt. 224, Rancho Santa Margarita CA 92688, in the County of San Luis Obispo, and **COLLEEN LEE**, divorced and not since re-married of 211 Greenwood Avenue, Wilmette, IL 60091, in the County of Cook, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to

GRANTEE(S), **ZACHARY HEIDNER**, A married person, of 5277 Trillium Boulevard, Hoffman Estates, IL 60192, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description.

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

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

Address: 28 Brinker Road, Barrington Hills, IL 60010

Permanent Index Number: 01-04-401-012-0000

Fidelity National Title
OC22012089

UNOFFICIAL COPY

DATED: 11/15/22

James Lee
JAMES LEE

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **JAMES LEE** is personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this _____ day of _____, 2022.

NOTARY PUBLIC

A notary public or other officer employing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

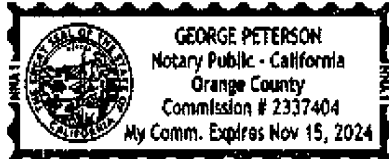
State of California)
County of ORANGE)
On 11/15/22 before me, GEORGE PETERSON NOTARY PUBLIC
Date 11/15/22 personally appeared JAMES LEE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that he/she/they acknowledged on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing information is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public



UNOFFICIAL COPY

DATED: 11-15-2022

Colleen Lee

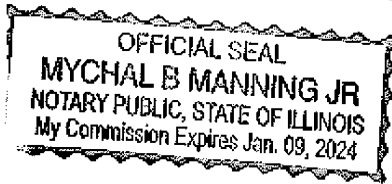
COLLEEN LEE

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that COLLEEN LEE is personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 15th day of November, 2022.

Mychal B Manning Jr
NOTARY PUBLIC



Notary Public of Cook County Clerk's Office

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Legal Description:

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; AND RUNNING THENCE WEST ALONG THE NORTH LINE THEREOF, 806.65 FEET; THENCE SOUTH AT RIGHT ANGLE WITH SAID NORTH LINE, 238.85 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES EAST, 205.46 FEET; THENCE NORTH 87 DEGREES 17 MINUTES EAST, 721.3 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 10 DEGREE 0 MINUTES WEST ALONG SAID EAST LINE 388 FEET TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBE PREMISES NORTH 20 FEET THEREOF), IN COOK COUNTY ILLINOIS.



PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBERS 11055259 AND 11366692 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

County of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Dec-2022
	COUNTY:	950.00
	ILLINOIS:	1,900.00
	TOTAL:	2,850.00
<hr/>		
01-04-401-012-0000	20221201603442	1-818-070-352

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE, SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS } SS.
COUNTY OF ~~COOK~~ ~~DEWITT~~

JAMES LEE, being duly sworn on oath, states that
the affiant resides at 28 BRINKER RD, BARRINGTON HILLS

states that (please check the appropriate box):

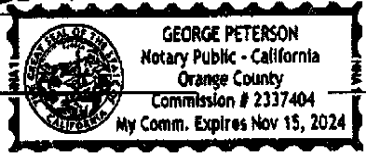
- That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access
2. The division of lots or blocks of less than one (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 a 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. Conveyances 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 two (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 5.0 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 preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 15 day of Nov, 2022.

[Signature]
Notary Public



[Signature]
Signature of Affiant

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EXHIBIT A

Order No.: OC22012089

For APN/Parcel ID(s): 01-04-401-012-0000

For Tax Map ID(s): 01-04-401-012-0000

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