

UNOFFICIAL COPY

Warranty Deed

Doc#: 2305541014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2023 09:37 AM Pg: 1 of 3

ILLINOIS

Dec ID 20230201658272
ST/CO Stamp 1-097-424-720 ST Tax \$597.50 CO Tax \$298.75

Above Space for Recorder's Use Only

THE GRANTOR(S) Frances Jane Petrek, an unmarried person, of the Village of Lemont, 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) Russ Smyth and Dawn Smyth, Nancy Smyth, as Trustees of the Nancy Smyth Declaration of Trust 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 here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* Dated 6/7/05, of 6401 Clarendon Hills Rd, Unit 112, Willowbrook, IL 60527

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 22-28-113-065-0000

Address(es) of Real Estate: 834 Woodglen Ln., Lemont, IL 60439

The date of this deed of conveyance is Dated this 18th day of January, 2023



Frances Jane Petrek

State of Ill
County of Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frances Jane Petrek, 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 Dated this 18 day of January, 2023.



Valerie Krylowicz
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 834 Woodglen Ln., Lemont, IL 60439

Legal Description:

PARCEL 1: LOT 32L-834 THAT PART OF LOT 32 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043, RECORDED JULY 6, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT NO. 0705115125, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 32, THENCE SOUTH 45 DEGREES 45 MINUTES 09 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 172.84 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 32, THENCE SOUTH 44 DEGREES 14 MINUTES 51 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32 FOR A DISTANCE OF 55.08 FEET; THENCE NORTH 45 DEGREES 45 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 163.04 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 32, BEING A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 56.41 FEET, A RADIUS OF 127.00 FEET, A CHORD BEARING OF NORTH 34 DEGREES 09 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 55.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FROM THE DWELLING UNIT TO THE PRIVATE AND PUBLIC STREETS AND ROADS OVER AND ACROSS THE DWELLING UNIT EXTERIOR, THE LOT AREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOODGLEN RECORDED DECEMBER 17, 2007 AS DOCUMENT NO. 0735122081.

This instrument was prepared by:

Lynette McKenzie
Lynette J. McKenzie, LTD
7219 W. Laraway Road
Frankfort, IL 60423

Send subsequent tax bills to:

Nancy Smyth
834 Woodglen Ln.
Lemont, IL 60439

Recorder-mail recorded document
to:

Lisa Saul, Esq.
191 N Wacker Dr
Suite 3100
Chicago, IL 60606

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Will

Frances Jane Petrek, being duly sworn on oath, states that she resides at 834 Woodglen Ln., Lemont, IL 60439. 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 interest 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. 80-310, 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 Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Frances Jane Petrek
Frances Jane Petrek

SUBSCRIBED and SWORN to before me

this 18th day of January, 2023.

Valerie Krylowicz

