

UNOFFICIAL COPY

ATN23-143239 2/2

WARRANTY DEED

MAIL TO: Anna Cash
3825 Countryside Ln.
Glenview, IL 60025

Doc#: 2315713428 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 03:57 PM Pg: 1 of 4

Dec ID 20230601638373
ST/CO Stamp 1-734-269-648 ST Tax \$260.00 CO Tax \$130.00

TAX BILL TO:

Anna Cash
3825 Countryside Ln.
Glenview, IL 60025
THE GRANTOR,

The Morrison-Shearer Foundation,
a private foundation

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, CONVEYS and WARRANTS to

Anna Cash

the following described Real Estate situated in the County of Cook, in the State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO

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 forever.

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

Permanent Real Estate Index Number(s): 04-02-300-032-0000 and 04-02-300-045-0000

Address of Real Estate: 1 Morrison Ln, Northbrook, IL 60062

The Morrison-Shearer Foundation, a private foundation, by:

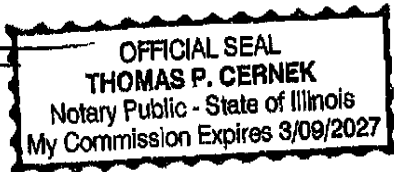
Alida Szabo, Chairman of the Board of Trustees

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alida Szabo, 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 24 day of May, 2023

NOTARY PUBLIC



This instrument was prepared by: Jeffrey T. Cernek, 1701 East Lake Avenue, #460, Glenview, IL 60025

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Exhibit "A" Legal Description

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 BEGINNING AT A POINT ON THE NORTH LINE 1342.67 FEET WEST OF THE NORTHEAST CORNER THENCE SOUTH AT RIGHT ANGLE TO THE NORTH LINE 179.64 FEET; THENCE NORTH 76°58' WEST 203.85 FEET; THENCE NORTHEASTERLY ON A CURVE HAVING A RADIUS OF 50 FEET CONVEX SOUTHWESTERLY A DISTANCE OF 66.9 FEET TO A POINT OF TANGENCY; THENCE NORTH 0°04' WEST 85 FEET TO THE NORTH LINE; THENCE EAST 237.33 FEET TO A POINT OF BEGINNING IN THE SOUTHWEST 1/4 OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4, 1342.67 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE 127.24 FEET TO A POINT ON SAID NORTH LINE 1215.43 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH AT RIGHT ANGLE TO SAID NORTH LINE A DISTANCE OF 200 FEET THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 40.95 FEET; THENCE NORTH 76°58' WEST A DISTANCE OF 88.47 FEET; THENCE NORTH AT RIGHT ANGLE TO THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 179.64 FEET TO THE POINT OF BEGINNING IN SECTION 2 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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04-02-300-032-0000

| 20230601638373

| 1-734-269-648

COUNTY:	130.00
ILLINOIS:	260.00
TOTAL:	390.00

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

County of COOK SS.

Demi G. Woods being duly sworn on oath, states that she resides at 9100 S. KODAK BLVD. STE. 127 NORTH BROADWAY that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:
IL CODE 2.

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 she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 26 day of May, 2023.

Melinda G. Sugar

