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23008033 OP

General Warranty Deed (1 of 2)

Doc#: 2335213380 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/18/2023 02:43 PM Pg: 1 of 3

Prepared by:

Paul McNaughton

McNaughton Development, LLC

11S220 Jackson Street

Burr Ridge, IL 60527

Doc ID 20231201693227

ST/CO Stamp 1-136-463-920 ST Tax \$570.00 CO Tax \$285.00

Mail to:

Iversen Law

119 S. Emerson St, #262

Mt. Prospect, IL 60056

Mail tax bills to:

David Slattery and Monique Prohaska-Slattery

17034 Foxtail Drive

Orland Park, IL 60467

The Grantor(s): McNaughton Development, LLC, an Illinois limited liability company, 11S220 Jackson Street, Burr Ridge, IL 60527, of the County of DuPage, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to David Slattery and Monique Prohaska-Slattery, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, 17034 Foxtail Drive, Orland Park, IL 60467, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

TH LOT J, EXCEPT THE NORTH 107.94 FEET OF TH LOT J IN THE FINAL SUBDIVISION PLAT OF TOWNHOMES AT BLUFF POINTE, PHASE 2, BEING A RESUBDIVISION OF LOTS 13-18 (BOTH INCLUSIVE) IN THE FINAL PLAT OF BLUFF POINTE, BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID FINAL PLAT OF TOWNHOMES AT BLUFF POINTE, PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 2023 A.D., AS DOCUMENT 2303822002, COOK COUNTY, ILLINOIS

Permanent Index Number: 27-30-210-011-0000 and 27-30-210-012-0000 (Underlying PINs)
Property Address: 17034 Foxtail Drive, Orland Park, IL 60467

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; 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

Dated this 14 day of DECEMBER, 2023

[Signature Page to Follow]

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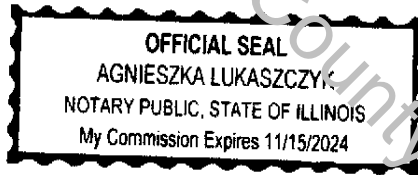
McNaughton Development, LLC


By: 
Paul R. McNaughton, Manager

State of Illinois)
County of De Page) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PAUL MCNAUGHTON and _____ 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 PAUL MCNAUGHTON and _____ signed, sealed and delivered the said instrument as his/her 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 notarial seal, this 14 day of DECEMBER, 2023




Notary Public

ROBERTSON COUNTY Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

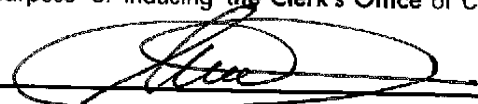
County of DUPAGE

PAUL McNAUGHTON, being duly sworn on oath, states that HE resides at 7211 LAKESIDE CIRCLE. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: BURR RIDGE IL 60511

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 HE makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 14 day of DECEMBER, 2023.

