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Doc# 2400813053 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/08/2024 09:47 AM Pg: 1 of 4

Dec ID 20240101606970

ST/CO Stamp 2-022-434-864 ST Tax \$250.00 CO Tax \$125.00

Prepared By:

Mark T. Hickey, Esq.

Mark T. Hickey & Associates, PC

7220 W. 194th St.

Tinley Park, IL 60477

Mail To:

Scott Wheaton

3108 Ridge Road

Lansing, IL 60438

Mail Tax Bills To:

Black Dog Development LLC

3281 Butterfly Drive

Normal, IL 61761

WARRANTY DEED – Individual to LLC

THE INDENTURE, made this 6th day of November, 2023, by GRANTOR, R. Scott Donkel, a married person (this is not homestead property) whose address is 1126 Dartmouth Road, Flossmoor, IL 60422, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Black Dog Development, LLC, an Illinois limited liability company, whose principal place of business is 3281 Butterfly Dr Normal, IL 61761, all interest in the following described real estate situated in Cook County, Illinois, legally described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number: 29-01-417-035-0000

Address of Real Estate: 14540 S. Torrence Avenue, Burnham, Illinois 60633

SUBJECT TO: (1) general real estate taxes for the year 2022 and subsequent years; (2) Covenants, conditions, and restrictions of record; and (3) Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 6th day of November, 2023.

By: R. Scott Donkel
R. SCOTT DONKEL



VILLAGE OF BURNHAM

Real Estate Transfer Stamp

Date: NOVEMBER 29, 2023

No. 3279 \$1,250.00

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State of Illinois)
County of Illinois)SS.

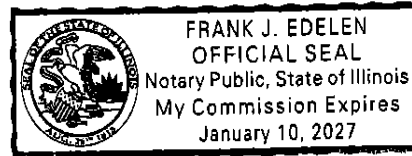
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **R. SCOTT DONKEL**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 16th day of November, 2023

Commission expires 1-10, 2027

Frank J. Edele
Notary Public



Property of Cook County Clerk's Office

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Exhibit "A"

The Land is described as follows: Situated in the County of Cook, State of Illinois

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 141.67 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 109.50 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 139.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; FOR A DISTANCE OF 104.17 FEET TO THE WEST LINE OF TORRENCE AVENUE AS ESTABLISHED BY DOCUMENT NO. 94161924; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 84.50 FEET TO A CORNER OF THE AFOREDESCRIBED PARCEL OF LAND CONVEYED BY DOCUMENT NO. 94161924; THENCE SOUTH 45 DEGREES 01 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 35.37 FEET TO A POINT DISTANT 62.50 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND 30.00 FEET NORTH OF THE SOUTH LINE THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. 94161924; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, FOR A DISTANCE OF 79.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 29-01-417-035-0000

Property Address: 14540 S. Torrence Avenue
Burnham, Illinois 60633

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

R. Scott Donkel, being duly sworn on oath, states that he resides
at 1126 Dartmouth Road, Flossmoor, Illinois 60422. 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 of size which does not involve any new streets or easements of access.
3. The division 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 easement 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 public use.
8. Conveyances made to correct legal 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states 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.

R. Scott Donkel

SUBSCRIBED AND SWORN TO before me
this 3rd day of January, 2024.

Barbara J. Housman

Notary Public

