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Heritage Title Company®
H86563

Doc#: 2414523021 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/24/2024 9:32 AM Pg: 1 of 5

Doc ID 20240401668503
ST/Co Stamp 0-181-966-128 ST Tax \$600.00 CO Tax \$300.00
City Stamp 1-766-741-872 City Tax \$6,300.00

H86563

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Neal G. Vaccaro, divorced and not since remarried and Carolyn A. Vaccaro, divorced and not since remarried**, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Truck Building LLC**, an Illinois limited liability company of **10327 Sandy Lane, Munster, IN 46321**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.


Subject, however, to the general taxes for the year of **2023 2nd installment and subsequent bills** and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **25-13-211-022-0000, 25-13-211-023-0000, 25-13-212-008-0000, 25-13-212-006-0000**

Property Address: **10938 S Torrence Avenue, Chicago, IL 60617**

Dated this 15 day of April, 2024.


Neal G. Vaccaro


Carolyn A. Vaccaro

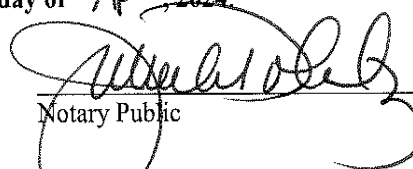
(5)

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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 **Neal G. Vaccaro and Carolyn A. Vaccaro**, 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.

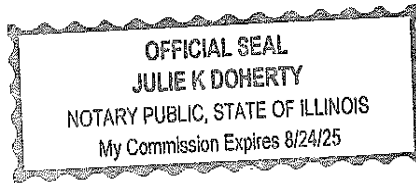
Given under my hand and notarial seal, this 1ST day of April, 2024



Notary Public

My commission expires: 8/24/25

THIS DOCUMENT PREPARED BY:
Longmei Qiu
2021 Midwest Road #309
Oak Brook IL 60523



MAIL TAX BILL TO:
Truck Building LLC
10327 Sandy Lane
Munster, IN 46321

MAIL RECORDED DEED TO:
Truck Building LLC
10327 Sandy Lane
Munster, IN 46321

Property of Cook County Clerk's Office

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EXHIBIT A

TRACT 1: LOTS 5 TO 10, BOTH INCLUSIVE, (EXCEPT FROM SAID LOT 5 THE WEST 25 FEET THEREOF DEDICATED FOR PUBLIC ALLEY BY DOCUMENT 20965531) IN BLOCK 28 IN IRONDALE SUBDIVISION OF THE EAST 1/2 (SOUTH OF INDIAN BOUNDARY LINE) IN SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 7 TO 10 INCLUSIVE IN SUBDIVISION OF WEST 187.5 FEET OF THE EAST 323 FEET OF BLOCK 28 AFORESAID, ALSO ALL THAT PART OF NORTH SOUTH 14 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING WEST LINE OF LOTS 7 TO 10 BLOCK 28 AFORESAID AND LYING EAST OF AND ADJOINING EAST LINE OF LOTS 7 TO 10 AND LYING SOUTH OF AND ADJOINING NORTH LINE LOT 7 PRODUCED EAST 14 FEET IN SUBDIVISION OF WEST 187.5 FEET OF EAST 323 FEET BLOCK 28 AFORESAID, IN COOK COUNTY, ILLINOIS

TRACT 2: AN IRREGULAR SHAPED PARCEL OF LAND WHICH IS PART OF BLOCK 29 IN IRONDALE, A SUBDIVISION OF THE EAST 1/2 (SOUTH OF THE INDIAN BOUNDARY LINE) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE 100 FOOT STRIP OF LAND LYING BETWEEN BLOCKS 28 AND 29 IN SAID IRONDALE SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 28 WITH THE WEST LINE OF THE EAST 40 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 40 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 35 FEET TO POINT OF BEGINNING OF THE AFORESAID PARCEL OF LAND; THENCE WEST IN A LINE 35 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 28, A DISTANCE OF 280 FEET; THENCE SOUTH IN A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 340.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY CURVED LINE OF THE CHEMETRON CORPORATION FORMERLY KNOWN AS NATIONAL CYLINDER GAS COMPANY PROPERTY; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY CURVED LINE BEING CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 460.925 FEET, A DISTANCE OF 371.60 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 40 FEET OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 112.31 FEET TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, ILLINOIS

TRACT 3: ALL THAT PART OF THE HEREINAFTER DESCRIBED IRREGULAR PARCEL OF LAND LYING EAST OF A LINE 320 FEET WEST OF (BY RECTANGULAR MEASUREMENT) THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 109TH STREET EXTENDED WEST AND A LINE WHICH IS 53 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL TO THE NORTHEASTERLY LINE OF THE ORIGINAL 66 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY; THENCE SOUTHEASTERLY ON SAID LINE 53 FEET NORTHEASTERLY OF AND PARALLEL TO SAID NORTHEASTERLY ORIGINAL RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 40 FEET OF SAID NORTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 40 FEET OF SAID NORTHEAST 1/4 TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHEAST 1/4 A DISTANCE OF 330.59 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTHEAST, SOUTH AND SOUTHWEST HAVING A RADIUS OF 460.925 FEET,

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AN ARC DISTANCE OF 1,045.37 FEET MORE OR LESS, TO A POINT IN A STRAIGHT LINE WHICH INTERSECTS THE WEST LINE OF BENSLEY AVENUE EXTENDED SOUTH AND THE SOUTH LINE OF EAST 109TH STREET EXTENDED WEST WHICH STRAIGHT LINE MAKES AN ANGLE OF 67 DEGREES 37 MINUTES 40 SECONDS WITH THE SOUTH LINE OF EAST 109TH STREET; THENCE NORTHWESTERLY ON SAID STRAIGHT LINE 390.57 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 109TH STREET EXTENDED WEST AND THE WEST LINE OF BENSLEY AVENUE EXTENDED SOUTH; THENCE WEST ALONG THE SOUTH LINE OF EAST 109TH STREET EXTENDED WEST TO THE POINT OF BEGINNING; (EXCEPT THAT PART OF THE HERETOFORE DESCRIBED PARCEL OF LAND LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE POINT OF BEGINNING OF THE HERETOFORE DESCRIBED PARCEL; THENCE EAST ALONG THE SOUTH LINE OF THE AFORESAID EAST 109TH STREET EXTENDED WEST 23.99 FEET MORE OR LESS, TO AN INTERSECTION WITH A LINE 73 FEET NORTHEAST OF MEASURED AT RIGHT ANGLES TO, AND PARALLEL TO THE NORTHEAST LINE OF THE AFORESAID ORIGINAL 66 FOOT CHICAGO AND WESTERN INDIANA RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID LINE 73 FEET NORTHEAST OF AND PARALLEL TO THE NORTHEAST LINE OF SAID ORIGINAL 66 FOOT RIGHT OF WAY, A DISTANCE OF 656.00 FEET, MORE OR LESS, TO A POINT OF TANGENT WHICH IS 223.72 FEET NORTHWEST OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID NORTHEAST 1/4 OF SAID SECTION 13 AS MEASURED ALONG SAID PARALLEL LINE EXTENDED SOUTHEASTERLY TO AN INTERSECTION WITH SAID NORTH LINE OF SAID SOUTH 40 FEET; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX SOUTHWESTERLY TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 371.97 FEET, AN ARC DISTANCE OF 366.59 FEET MORE OR LESS TO A POINT OF TANGENT 60 FEET NORTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 13 WHICH POINT IS 508.75 FEET WEST OF THE EAST LINE OF SAID SECTION 13; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 60 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 13, 177.18 FEET TO A POINT OF TANGENT; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTH EAST TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 371.97 FEET, AN ARC DISTANCE OF 335.09 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHEAST 1/4 WHICH POINT IS 201.00 FEET NORTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 13), IN COOK COUNTY, ILLINOIS

P.I.N. 25-13-211-023-0000
 25-13-211-022-0000
 25-13-212-008-0000
 25-13-212-006-0000

C/K/A 10938 S TORRENCE AVENUE, CHICAGO, IL 60617

HERITAGE TITLE COMPANY
 5849 W LAWRENCE AVE
 CHICAGO, IL 60630

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

Neal G Vacarao _____, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 10938 s torrence ave chicago IL 60617

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me L. MARTINO
this 1st day of APRIL, 2009

[Signature]

Signature of Notary Public

[Signature]

Signature of Affiant

OFFICIAL SEAL
L MARTINO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/12/24