

WARRANT DEED (Individual to Individual) UNOFFICIAL COPY

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THE GRANTORS, STEVE PERVAN and KATHY PERVAN, husband and wife,

87283640

0870696 192

of the Village of Orland Park County of Cook State of Illinois for and in consideration of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to JOYCE M. GATZ, 4039 Gage Avenue, Lyons, Illinois, 60534,

DEPT-01 RECORDING \$13.00 T#4444 TRAN 1875 05/27/87 09:23:00 #1959 # 12 * 87-283640 COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO: General taxes for the year 1986 and subsequent years; rights of way for drainage ditches, tiles, feeders and laterals; and rights of the public, the State of Illinois and the municipality in and to that part of the land taken or used for road purposes, if any;

07283640 Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP MAY26'87 5575

COOK CC. NO. 016 65649 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE MAY26'87 55.75

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 18-01-106-016; 18-01-106-017; 18-01-106-028

Address(es) of Real Estate: 4041 Gage Avenue, Lyons, Illinois, 60534

DATED this 15th day of May 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Steve Pervan (SEAL) Kathy Pervan (SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVE PERVAN and KATHY PERVAN, husband and wife,

personally known to me to be the same person as whose name 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 15th day of May 1987

Commission expires July 24, 1989 Thomas P. Russian NOTARY PUBLIC

This instrument was prepared by THOMAS P. RUSSIAN, GOLDSTINE AND BROIDA, LTD., 7660 W. 62nd Place, Summit, (NAME AND ADDRESS) Illinois, 60501

MAIL TO: SUSAN LESUS (Name) 1458 President (Address) Glendale Heights, IL 60139 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: JOYCE M. GATZ 4041 Gage Ave (Name) Lyons, IL 60534 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO 156

AFFIX "RIDERS" OR REV

87283640

87283640

13.00 12.00

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

STEVE PERVAN and KATHY PERVAN,
husband and wife

TO

JOYCE M. GATZ

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

01-18-2010

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EXHIBIT "A"

LEGAL DESCRIPTION FOR THE PREMISES COMMONLY KNOWN AS 4041 GAGE AVENUE, LYONS, ILLINOIS

PARCEL 1:

Beginning at a point 862.50 feet South of the Center Line of Ogden Avenue on a line 12 feet East of the East Line of an 18 foot Alley lying East and adjoining David A. Gages Subdivision South of Ogden Avenue and running thence South 80 feet parallel with the line of said Alley thence East 151 feet, thence North on a line parallel with the South Line of said Tract a distance of 151 feet to the point of beginning.

PARCEL 2:

A certain strip of land 30 feet in width and lying South of and immediately contiguous to land heretofore sold by Frederick Schultz to Gottlieb Gatz and Susana Gatz, his wife, and deeded to them by said Schultz by Deed dated April 13, 1907 and recorded in the Records Office of Cook County as Document #4022319 in Book 9762 of records on Page 447.

PARCEL 3:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point 862.50 feet South of the Center Line of Ogden Avenue, on a line 12 foot East of the East Line of an 18 foot Alley lying East and adjoining David A. Gage's Subdivision South of Ogden Avenue, and running thence South 110 feet; thence West 4 feet; thence North on a line parallel with said Alley 110 feet; thence East 4 feet to a point of beginning, in Cook County, Illinois.

PARCEL 4:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point 862.50 feet South of the Center Line of Ogden Avenue on a line 12 feet East of the East Line of an 18 foot Alley lying East and adjoining David A. Gage's Subdivision South of Ogden Avenue, thence East 151 feet to a point of beginning; thence continuing East 12 feet; thence South on a line parallel with said Alley line, 110 feet; thence West 12 feet; thence North on a line parallel with said Alley line to the point of beginning, in Cook County, Illinois.

PARCEL 5:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point 972.50 feet South of the Center Line of Ogden Avenue on a line 12 feet East of the East Line of an 18 foot Alley lying East and adjoining David A. Gage's Subdivision South of Ogden Avenue for a point of beginning; thence East 163 feet; thence South on a line parallel with said Alley line 13 feet to the Northeast corner of Deed Document #1300167; thence Northwesterly along the Northerly Line of Deed Document #1300167; thence Northwesterly along the Northerly Line of Deed Document #1300167 to a point on the East Line of aforesaid Alley, said point being the intersection of the South Line of Deed Document #5334076 extended West to the East Line of Alley; thence East 12 feet to the point of beginning (excepting the West 8 feet of aforesaid Tract), in Cook County, Illinois.

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PLAT ACT AFFIDAVIT

8 3 6 4 0

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

STEVE PERVAN, being duly sworn on oath, states that he resides at 13514 Sandalwood Dr., Orland Park, IL 60462. That the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- (A) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.
- OR-
- B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1:
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 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 between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. 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;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor provided, however, 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.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO THE 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.

Steve Pervan
STEVE PERVAN

SUBSCRIBED AND SWORN TO
before me this 20th day
of May, 1987.

Thomas P. Russian
Notary Public

87283640