

UNOFFICIAL COPY

BOX 133

89324498

7/16/89 City of Des Plaines

WARANTY DEED STATUTORY (ILLINOIS) (Individual to Individual)

CAUTION: Grantor hereby certifies that he is acting under this form, whether the purchaser or the maker of this form, and that he is aware of the provisions of this form, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR John S. Klotz and Karla A. Koumas n/k/a Karla Klotz, his wife

of the Village of Des Plaines, Cook County of Illinois for and in consideration of

Seven (\$10.00) Dollars & other good & valuable consideration in hand paid,

CONVEY and WARRANT to Mary Joy Lapeer 4701 N. Avers Chicago, IL 60625

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

THE SOUTH 46.23 FEET (EXCEPT THE WEST 51.975 FEET THEREOF) (AS MEASURED ALONG THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY AND AT RIGHT ANGLES THEREO): THAT PART NORTH OF THE NORTH LINE OF BALLARD ROAD, OF THE EAST 31.71 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BALLARD ROAD WITH THE WEST LINE OF SAID EAST 31.71 CHAINS; THENCE EAST ALONG SAID CENTER LINE A DISTANCE OF 104.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 31.71 CHAINS A DISTANCE OF 419.07 FEET; THENCE WEST PARALLEL WITH THE CENTER LINE OF BALLARD ROAD A DISTANCE OF 104.0 FEET TO THE WEST LINE OF SAID EAST 31.71 CHAINS; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 419.07 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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): 09-15-407-009

Address(es) of Real Estate: 9001 Abbey Lane, Des Plaines, IL 60016

DATED this 17th day of July 19 89 Karla A. Koumas (SEAL) John S. Klotz (SEAL) Karla Klotz (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 John S. Klotz and Karla A. Koumas n/k/a Karla Klotz, his wife personally known to me to be the same person as whose name is described on 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 17th day of July 1989. NOTARY PUBLIC Kenneth W. Funk, 225 W. Washington, #1700 Chicago, IL 60606 (NAME AND ADDRESS)

Jeff Braiman #600-B 3325 N. Arlington Heights Rd Arlington Heights, IL 60004 (Address) Mary Joy Lapeer 9001 Abbey Lane Des Plaines, IL 60015 (Address)

Property not located in the corporate limits of Des Plaines, Illinois. Instrument not subject to transfer tax. City of Des Plaines

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DEPT-91 19444 TRN 8853 07/17/89 15:32:09 #2663 # D \* 89-324498 COOK COUNTY RECORDER

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S 8900613 WFD

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888-443-3333

Property of Cook County Clerk's Office

198157 Cook County  
STATE REAL ESTATE TRANSACTION TAX  
SEVEN

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
SELLING PARTY'S TAX  
\$ 48.00

Filed for  
Recording and Transmission  
Clerk of Cook County

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

89324498  
①

State of Illinois )  
                          ) S.S.  
County of Cook     )

John S. Klotz & Karla Klotz, being duly sworn on oath states that they reside at 9001 Abbey Lane, Des Plaines, IL, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (Circle the number below which is applicable to attached deed or lease)

- ① Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

OR

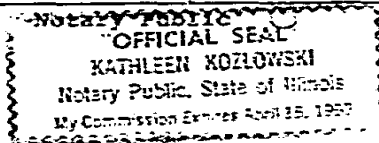
the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

- 2. 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.
- 3. 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.
- 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 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, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
- 10. 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 on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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.

Subscribed and Sworn to before me this 7th day of July, 1989.  
Kathleen Kozlowski  
Notary Public

My Commission Expires:



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Property of Cook County Clerk's Office

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