

WARRANTY DEED
John Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

COOK
CO. NO. 018
050039

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the author of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S) LESTER BUEGE a widower, and HENRY BUEGE married to Alice Buege, and MILDRED H. SASS married to Theodore SASS, and VERA KUHNHOFER a widow, Village of Hinsdale County of Cook State of Illinois for and in consideration of Ten. & No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(%) and WARRANT(S) to Robert A. Ruzicka and James Ruzicka 10841 Chaucer Drive, Willow Springs, Illinois 60480

(NAME(S) AND ADDRESS OF GRANTEE(S)) not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Building, building line and use or occupancy restrictions, conditions or covenants of record; Easements and party wall agreements; General taxes for 1993 and subsequent years; Installments of special assessments falling due after closing date; Special assessments for improvements not yet completed; Zoning and building laws or ordinances; Roads and highways, if any; and specifically the following covenants, conditions and restrictions of record that will run with the land providing that 1) The land shall not be subdivided or developed for other than single-family residences with not more than one (1) residential building per lot; and 2) That any lot developed or created by subdivision shall be not less than one (1) acre in size; and 3) That any residential buildings built on the lots shall not be less than 2,500 square feet in size, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 18-31-400-021
Address(es) of Real Estate: 11415 83rd Street, Hinsdale, Illinois 60402

DATED this 30th day of March 19 94

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Lester Buege (SEAL) Henry Buege (SEAL)
Mildred H. Sass (SEAL) Vera Kuhnhofer (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 Lester Buege a widower, and Henry Buege married to Alice Buege and Mildred H. Sass married to Theodore SASS and Vera Kuhnhofer a widow, are personally known to me to be the same person 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 30th day of March 1994
Commission expires January 5, 1998

NOTARY PUBLIC SEAL
Vasiliki Billie Selimos
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-5-93

This instrument was prepared by V. Billie Selimos, Esq. 8385 Archer Road, Willow Springs, Illinois 60480

MAIL TO Mr. Lawrence Zdarsky, Esq.
(Name)
6711 W. 26th Street
(Address)
Berwyn, IL 60402
(City State and Zip)

SEND SUBSEQUENT TAX BILLS TO Robert Ruzicka
(Name)
10841 Chaucer Dr
(Address)
Willow Springs, IL 60480
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO BOX 333-CTI

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
210.00
HERE
4603
ESTATE TRANSACTION TAX
105.00

2500
04291588

UNOFFICIAL COPY

Warranty Deed

STATE OF ILLINOIS
COUNTY OF COOK

TO

94293468

94293468

94293468

Property of Cook County Clerk's Office

GEORGE E. COLE,
LEGAL FORMS

UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTH EAST 1/4 AND RUNNING THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4 1692.95 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 11 MINUTES 11 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE SNE4, 660.00 FEET, TO THE SOUTH LINE OF THE NORTH 660 FEET OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTH EAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST, ALONG THE SAID SOUTH LINE OF THE NORTH 660 FEET; 132.83 FEET, TO THE EAST LINE OF THE WEST 820.71 FEET, OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTH EAST 1/4; THENCE NORTH 0 DEGREES 8 MINUTES 6 SECONDS WEST ALONG THE SAID EAST LINE OF THE WEST 820.71 FEET, 660.00 FEET, TO THE NORTH LINE OF THE AFORESAID QUARTER SECTION; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST, ALONG THE SAID NORTH LINE OF THE SOUTH EAST 1/4, 172.24 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 11415 83rd Street, Hinsdale, Illinois 60521.

Cook County Clerk's Office

11/11/2011

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

Inc.

COUNTY OF COOK)

Leuter Buege, Henry Buege, Mildred H. Samu and
Vern Kubnhofner

being duly sworn on oath,
states that they reside at c/o 11611 83rd Street, Hinsdale, Illinois 60521

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:

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 subdivisions 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 of 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 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 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, 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.

CIRCLE NUMBER AND/OR LETTER 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.

SUBSCRIBED and SWORN to before me
this 30th day of March, 1904.

Vasiliki Billie Selimos
NOTARY PUBLIC



Vern Kubnhofner

Mildred H. Samu

Henry Buege

Leuter Buege

By Kenneth Anna Buege
its agent by power
of attorney dated March 3, 1904.

UNOFFICIAL COPY

Property of Cook County Clerk's Office