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WARRANTY DEED

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THE GRANTOR, CARMEN KUNZ, a single person never having married, of the City of Elgin, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid CONVEYS and WARRANTS to the GRANTEE, CITY OF ELGIN, a municipal corporation, 150 Dexter Court, City of Elgin, County of Cook, State of Illinois, the following described real estate:

. DEPT-01 RECORDING 425.00
 . T40017 TRN 1604 08/05/76 11:04:00
 . 42796 REC 4-96-597842
 . COOK COUNTY RECORDER

That part of Section 30, Township 41 North, Range 9 East of the Third Principal Meridian in Hanover Township, described as follows: Beginning at a point on the North line of said Section 30, Township and Range aforesaid, a distance of 1003.00 feet East of the Northwest corner of said section; thence East along said North line, a distance of 263.0 feet, thence Southeast at an angle of 50 degrees 18 minutes 00 seconds to the right, a distance of 78.00 feet; thence West parallel with the said North section line, a distance of 304.56 feet, (deed being 313.00 feet); thence Northerly a distance of 60.58 feet, (deed being 60.00 feet) to the point of beginning, being situated in the City of Elgin, Cook County, Illinois.

CITY OF ELGIN
 REAL ESTATE TRANSFER
 STAMP 00127

Commonly known as:
 831 Hammond Avenue
 Elgin, IL 60120

P.I.N.: 06-30-100-004-0000

situated in the City of Elgin, County of Cook, in the State of Illinois, hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) public and utility easements and roads and highways, if any; (b) special taxes or assessments for improvements not yet completed; (c) installments not due at the date of June 13,

BOX 333-CT1

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1996 of any special tax or assessment for improvements heretofore completed; (d) real estate taxes for 1996 and subsequent years.

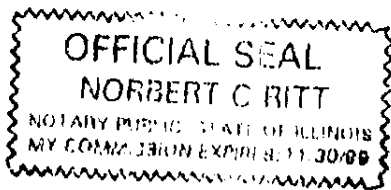
Dated this 1ST day of August, 1996.

Carmen Kunz (Seal)
CARMEN KUNZ

State of Illinois)
) ss:
County of Kane)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that CARMEN KUNZ, 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 she signed, sealed and delivered the said instrument as her 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 seal, this 1ST day of August, 1996.



Archie Pitt
Notary Public

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 1, Section 1, of the Real Estate Transfer Tax Act.

THIS INSTRUMENT PREPARED BY:
Norbert C. Ritt
RITT & DALTON, P.C.
1130 North McLean Blvd.
Elgin, IL 60123

RETURN TO:
William A. Cogley
Assistant Corporation Counsel
City of Elgin
150 Dexter Court
Elgin, IL 60120

GRANTEE'S ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:
City of Elgin
150 Dexter Court
Elgin, IL 60120

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Carmen Kunz, being duly sworn on oath, states that he resides at 831 Hammond, Elgin, Illinois. 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:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is 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 is 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 is between owners of adjoining and contiguous land.
5. 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.
6. The conveyance is of land used by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger 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 a survey of said single lot having been made by a registered land surveyor.

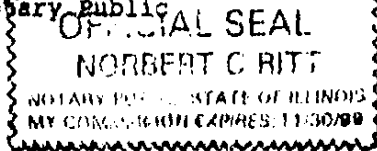
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Carmen Kunz
CARMEN KUNZ

Subscribed and sworn to before me
this 1st day of August, 1996.

Norbert C. Ritt
Notary Public



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