



WARRANTY DEED

2015K046407
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 8/26/2015 12:18 PM
REC FEE: 48.00 RHPFS FEE: 9.00
STATE TAX: 320.00
COUNTY TAX: 160.00
PAGES: 4

THE GRANTOR, ~~THOMAS E.~~ CHAPMAN,
surviving joint tenant of Hilda L. Chapman, of
the City of Lewis, State of Kentucky, for and
in consideration of Ten Dollars (\$10.00), in
hand paid, CONVEYS and WARRANTS to
the GRANTEE, **Patrycja Karwowski**,
whose address is 1049 Fulton,
Streamwood, Illinois, the following described
real estate as Grantee's homestead:

===== FOR RECORDER'S USE =====

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: **03-06-300-010**

Address of Real Estate: **19N310 Boyer Road, West Dundee, Illinois 60118**


Subject to rights, covenants, easements and restrictions of record, the same as though all were recited and stipulated at length herein; real estate taxes for the year 2014 and subsequent years; applicable zoning and building laws and ordinances.

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23rd day of July 2015.

Thomas E. Chapman
Thomas E. Chapman

by Janet W. Elfen *not under file*

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000037386	REAL ESTATE TRANSFER TAX
	 AUG. 26. 15		00480.00
	KANE COUNTY		FP351013

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

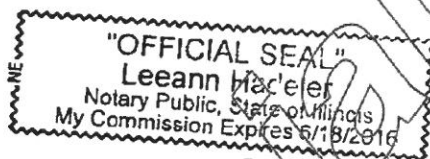
Bw15-24921 LH 2/3

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Janet W. Ellingson as attorney in fact under power of attorney for Thomas Chapman** 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 official seal, this 23rd day of July 2015.

Leeann Hadeley
Notary Public



Prepared By:

Janet Willerman Ellingson, Esquire
Law Office of Janet W. Ellingson
1250 Larkin Avenue
Suite 220
Elgin, Illinois 60123

Mail To:

Dennis Nolan, Esquire
221 Railroad Avenue
Bartlett, Illinois 60103

Name & Address of Taxpayers:

Patrycja Karwowski
19N310 Boyer Road
West Dundee, Illinois 60118

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER 330.35 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 52 MINUTES AND 30 SECOND WEST 1317.97 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER QUARTER, THAT IS 330.39 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER, THENCE, NORTH 0 DEGREES 18 MNINUTES AND 10 SECONDS EAST ALONG SAID WEST LINE, 165.36 FEET, THENCE NORTH 88 DEGREES 52 MINUTES AND 30 SECONDS EAST, 1317.10 FEET TO A POINT IN SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT IS 165.35 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH ALONG SAID EAST LINE, 165.35 FEET TO A POINT OF BEGINNING IN THE TOWNSHIP OF DUNDEE KANE COUNTY, ILLINOIS

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 19N310 Boyer Road, West Dundee, IL 60118

Unofficial

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois)
) ss
County of Kane)

Janet W. Ellingson, being duly sworn on oath, states that she resides at 1250 Larkin Avenue, Elgin, Illinois 60123.

And further states that: (please check the appropriate box)

A. ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

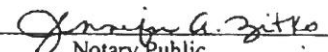
B. ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

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 and between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as 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 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 is for a single lot of less than 4 acres from the larger tract when a survey is made by an Illinois Registered Land 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.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of McHenry County, Illinois, to accept the attached deed for recording.


JANET W. ELLINGSON

Subscribed and Sworn to before me
this 18 day of August 2015


Notary Public

