

2024K032644

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 9/11/2024 10:44 AM
REC FEE: 59.00 RHSPS: 18.00
STATE TAX: 785.00
COUNTY TAX: 392.50
PAGES: 4

**WARRANTY DEED
TENANCY BY THE ENTIRETY**

**Statutory (Illinois)
(Individual to Individual)**

Chicago Title Insurance Co.
1795 West State Street
Geneva, Illinois 60134
24 and 167412wh
Dwp 2

Above Space for Recorder's Use Only

THE GRANTOR(S) William M. Dutra Jr. and Anna L. Dutra-Martinez husband and wife of the village/city of Maple Park, County of Kane, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to John Webb and Lindsay Webb, husband and wife 1N409 County Line Road, Maple Park, IL 60151

not as Joint Tenants with rights of survivorship, nor as Tenants in Common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Kane in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2024 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 10-06-300-005 & 10-06-100-008

Address(es) of Real Estate: 1N409 County Line Road, Maple Park, IL 60151

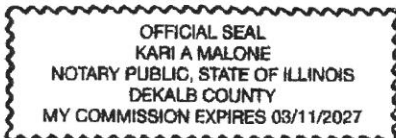
Dated this 29 day of August, 2024

x *William M. Dutra Jr.* (SEAL)
William M. Dutra Jr.

x *Anna L. Dutra-Martinez* (SEAL)
Anna L. Dutra-Martinez

✓ State of Illinois, County of DeKalb ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that William M. Dutra Jr. and Anna L. Dutra-Martinez husband and wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE



Given under my hand and official seal, this 29 day of August, 2014

Commission expires 3-11 2017 ✓ Kari A. Malone
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

RICHARD WILLIAMS
(Name)
21 N. 4TH ST.
(Address)
DE KALB IL 60119
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

JOHN AND KIMBERLY WDB3
(Name)
1 N 409 COURTLINE ROAD
(Address)
MAPLE PARK IL 60151
(City, State and Zip)

LEGAL DESCRIPTION

THAT PART OF THE WEST FRACTIONAL HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY, ALONG THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, A DISTANCE OF 178.48 FEET; THENCE EASTERLY, AT AN ANGLE OF 90 DEGREES 06 MINUTES 35 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, 449.66 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 828.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 450.00 FEET TO THE WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 6; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 649.52 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

PLAT ACT AFFIDAVIT

STATE OF)

COUNTY OF)

Kari A. Malone being duly sworn on oath, states that they are the Grantors or Grantor's Authorized Representative in a deed transferring interest in the real estate described in accompanying deed, being duly sworn on oath, state that this transfer is Exempt from the Illinois Plat Act, (765 ILCS 205) for one of the following reasons:

- ① The attached deed does not represent any type of division of an existing parcel of land.
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 five (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 one (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 description in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.
 10. The sale of a single lot of less than five (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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that 5 he makes this Affidavit for the purposes of inducing the Recorder of Deeds of Kane County, IL State, to accept the attached Deed for recording.

Kari A. Malone

SUBSCRIBED and Sworn before me

This 6 day of September 2024

Karen F. Weiss
Notary Public

