



Instrument #: 2019018442

D338 D338 - DEED (GENERAL)
10/30/2019 10:39:27 AM Total Pages: 5

Ill Dept Rev# 1-087-619-424

Recording Fee: \$57.00

Transfer Tax County: \$0.00

Transfer Tax State: \$0.00

Total Fee: \$57.00

Rachael Parker, County Clerk, Peoria, IL

Prepared by:

City of Peoria
Public Works Department
Engineering Division
3505 North Dries Lane
Peoria, IL 61604
(309) 494-8800

Mail tax statement and return to:

City of Peoria
Public Works Department
Engineering Division
3505 North Dries Lane
Peoria, IL 61604

DEDICATION DEED

THIS INDENTURE WITNESSETH, that the Grantor, **MELISSA K PHILLIPS, owner**, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, the receipt thereof is hereby acknowledged, and the benefits resulting from the maintenance of a public alley does, by these presents, grant, convey, and dedicate to the Grantee, **City of Peoria**, forever and does release Grantee from all damages which may be caused by use of said public street, the following described real estate, to-wit:

A PART OF OUTLOT "A" IN MADISON MANOR, A SUBDIVISION OF A PART OF LOTS 17, 18, 23, 24 AND 25 IN WESTERN ADDITION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 43 IN SAID MADISON MANOR; THENCE SOUTH 27°-52'-33" WEST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE WESTERLY LINE OF A TRACT AS DESCRIBED IN DOCUMENT NUMBER 2016010178 AT THE PEORIA COUNTY RECORDER'S OFFICE 17.77 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°-52'-33" EAST, ALONG THE WESTERLY LINE OF SAID TRACT, 83.19 FEET; THENCE SOUTH 53°-27'-29" WEST, 34.05 FEET; THENCE NORTH 31°-54'-52" WEST, 43.14 FEET; THENCE NORTH 53°-27'29" EAST, 46.40 FEET; THENCE NORTH 60°-16'-28" EAST, 59.63 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.070 ACRE, MORE OR LESS.

Part of Parcel ID # 18-07-176-002

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The above-described parcel is situated in the County of Peoria, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25 day of October, 2019.

By: Melissa K Phillips (Seal)
Melissa K Phillips

EXEMPT 35 ILCS 200/31-45 (E)

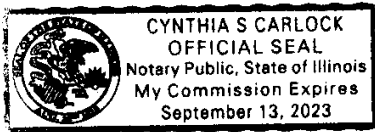
STATE OF ILLINOIS)
) SS
PEORIA COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Melissa K Phillips**, 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 he signed, sealed, and delivered said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this 25 day of October, 2019.

(SEAL)

Cynthia S. Carlock
Notary Public



CITY OF PEORIA
CERTIFICATE FOR EXEMPTION

The undersigned Melissa K Phillips hereby states that the deed from to dated 10/25, 2019 is exempt from the Peoria Real Estate Transfer Tax as follows:

- (a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date and trust documents executed before January 1, 1986, but recorded after that date.
- (b) Deeds to or trust documents relating to (1) property acquired by any governmental body or from any governmental body, (2) property or interests transferred between governmental bodies, (3) property acquired by or from any corporation, society, association, foundation or institution organized exclusively for charitable, religious or educational purposes. However, deeds or trust documents, other than those in which the Administrator of Veterans' Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- (c) Deeds or trust documents that secure debt or other obligation.
- (d) Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
- (e) Deeds or trust documents where the actual consideration is less than \$100.
- (f) Tax deeds.
- (g) Deeds or trust documents that release of property that is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under plans of reorganization under the Federal Internal Revenue Code (26 U.S.C. Section 1 et seq.) or Title 11 of the Federal Bankruptcy Act (11 U.S.C. Section 1101 et seq.).
- (j) Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (k) Deeds when there is an actual exchange of real estate and trust documents when there is an actual exchange of beneficial interests, except that that money difference or money's worth paid from one to the other is not exempt from the tax. These deeds or trust documents, however, shall not be exempt from filing the declaration.
- (l) Deeds issued to a holder of a mortgage, as defined in Section 15-103 of the Code of the Civil procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- (m) Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration.

STATE FACTS SHOWING THE APPLICABILITY OF EXEMPTION TO DEED:

DESCRIPTION OF PROPERTY:

Address:

Please Check One: Property is/will be Owner Occupied Property is/will be Non-Owner Occupied

DATE: 10/30/2019

SIGNATURE: Melissa K Phillips



City of Peoria
Zoning Certificate
Exemption

The undersigned hereby states that the property identified below is exempt as follows:

- a. Deeds to, or trust, documents relating to property acquired by any governmental body or from any governmental body, or deeds, to property between governmental bodies, or by, or from any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes.
- b. Deeds, or trust, documents which secure debt or other obligation.
- c. Deeds, or trust, documents which, without additional consideration, confirm, correct, modify, or supplement a deed, or trust, document previously recorded.
- d. Deeds, or trust, documents where the actual consideration is less than \$100.
- e. Tax deeds.
- f. Deeds, or trust, documents of release of property which is security for a debt or other obligation.
- g. Deeds of partition.
- h. Deeds, or trust, documents made pursuant to mergers, consolidations, or transfers, or sales, of substantially all of the assets of corporations pursuant to plans or reorganization.
- i. Deeds, or trust, documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation, or surrender of the subsidiary's stock.
- j. Deeds for a single family dwelling, including residential condominiums.

- _____ n. Deeds delivered, without regard to whether the Agreement for Warranty Deed was recorded pursuant to an Agreement for Warranty Deed entered into prior to June 1, 1990.
- _____ o. Deeds delivered, without regard to whether the Agreement for Warranty Deed was recorded pursuant to an Agreement for Warranty Deed on or after June 1, 1990, for which a zoning certificate has previously been issued by the Zoning Administrator.
- _____ p. Non-residential uses in the B-1; C-1; C-2; CG; CN; I-1; I-2; I-3; N-1; P-1; O-1; O-2; PR; ST; WH; and WM districts.

from the zoning ordinance requirement (2.9.c.) for a Zoning Certificate to record an instrument which immediately conveys or provides for the future conveyance of the fee interest in any property within the City of Peoria.

Property identification:

Tax ID#: Part of 18-07-176-002

Street Address: Part of 18-07-176-002

Date: 10/30/2019

Owner's Signature: Melissa K. Phillips

Owner's Name: Melissa K. Phillips
Owner's Address: 301 N. Kickapoo Terrace
Peoria IL 61604