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142



FIRST AMERICAN TITLE
ORDER NUMBER 2658605

Doc#: 1521810047 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2015 11:22 AM Pg: 1 of 3



Property of Cook County Clerk's Office

WARRANTY DEED

Statutory Illinois

This AGREEMENT, made this 22 day of June, 2015 between **BARBARA BUSSE** of 900 Helen Avenue, South Elgin, County of Kane, State of Illinois and **KURT BECKER**, of 616 Kirk Avenue, Elgin, County of Cook, State of Illinois, **GRANTOR(s)**, and **JORGE PEREZ** and **VANESSA W. HART**, **GRANTEE(s)**.

WITNESSES: The Grantor in consideration of the sum of Ten Dollars (\$10.00) dollars receipt whereof is hereby acknowledged, and in pu suance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, do hereby bargain, sell and convey unto the Grantee(s), Vanessa W. Hart and Jorge Perez of 601 Dean Street, Apartment 3, South Elgin, County of Kane, State of Illinois, not as Tenants in Common, but as **JOINT TENANTS**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 AND THE NORTHERLY 1/2 OF LOT 16 IN BLOCK 3 IN EAST LAWN ADDITION TO ELGIN IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

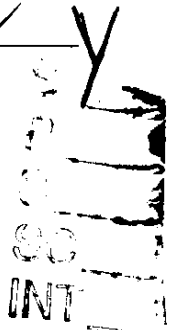
Permanent Real Estate Index Number(s): 06-19-117-025-0000
Address (es) of Real Estate: 616 Kirk Avenue, Elgin, Illinois 60120

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. **SUBJECT TO** general real estate taxes for 2014 and subsequent years and covenants, conditions and restrictions of record, if any.

Dated this 22 day of June, 2015.

Barbara Busse
BARBARA BUSSE

Kurt Becker
KURT BECKER

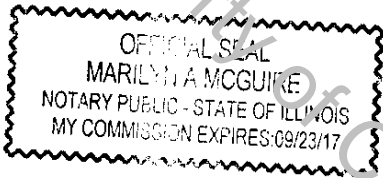


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STATE OF ILLINOIS)
)
 COUNTY OF KANE) SS

I the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **BARBARA BUSSE and KURT BECKER**, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered same instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of June, 2015.



Marilyn A. McGuire

 NOTARY PUBLIC

INSTRUMENT PREPARED BY:
EARLY, TOUSEY, REGAN & WLODEK
John F. Early
2400 Big Timber Road, Suite 201A
Elgin, IL 60124

REAL ESTATE TRANSFER TAX		27-Jul-2015
COUNTY:		77.00
ILLINOIS:		154.00
TOTAL:		231.00

06-19-117-023-0000 | 20150701610639 | 1-252-776-832

MAIL TO WHEN RECORDED:
JEFFREY BRAIMAN
4250 N. ARL. HTS. #1
ARL. HTS., IL 60004

SEND SUBSEQUENT TAX BILLS TO:
Jorge Perez & Vanessa Hart
616 Kirk Avenue
Elgin, IL 60120

COUNTY - ILLINOIS TRANSFER STAMPS
 Exempt Under Provision of Paragraph ____, Section 4,
 Section 4, Real Estate Transfer Act.

Dated: _____, 20__

 LEGAL REPRESENTATIVE

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Kane

Barbara Busse being duly sworn on oath, states that she resides at WOOD KIRK AVENUE, ELGIN. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one 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 a 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 descriptions 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 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Barbara Busse

SUBSCRIBED and SWORN to before me

this 2nd day of July, 2016.

