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1533618055

WARRANTY DEED

1562196 1/2

Doc#: 1533618055 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2015 02:24 PM Pg: 1 of 3

GRANTORS, STANISLAW PIEKARCZYK and JULIA PIEKARCZYK, Husband and Wife, presently residing in Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to RAINALDO ABARCA, an unmarried man, presently residing in Chicago, Cook County, Illinois, and FRANCISCO ABARCA, a married man, presently residing in Chicago, Cook County, Illinois, not in joint tenancy but in TENANCY IN COMMON, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

~~LOT 27 IN WILLIAM J. MORELAND'S CANFIELD RIDGE SUBDIVISION OF THE EAST 21.575 ACRES OF THE SOUTH 41.575 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~ *SEE ATTACHED

PIN: 13-08-314-009-0000 PROPERTY ADDRESS: 4913 N. Nagle Avenue, Chicago, Illinois 60630

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements and building lines. (4) Governmental taxes or assessments for improvements not yet completed.

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 real estate forever as TENANTS IN COMMON.

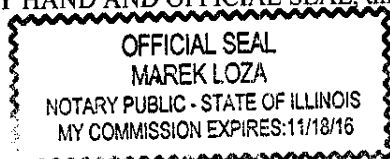
DATED this 2nd day of November, 2015

Stanislaw Piekarczyk

Julia Piekarczyk

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that STANISLAW PIEKARCZYK and JULIA PIEKARCZYK, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their 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 2nd day of November, 2015.



Notary Public

Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue, Suite 200, Des Plaines, IL 60018, Tel.: (847) 297-9977

Return to:

Rainaldo Abarca
4913 N. Nagle Avenue
Chicago, IL 60630

Send Subsequent Tax Bill To:

Rainaldo Abarca
4913 N. Nagle Avenue
Chicago, IL 60630

CCRD REVIEWER

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LEGAL DESCRIPTION



THE SOUTH 40 FEET OF THE NORTH 180 FEET (EXCEPT THE WEST 33 FEET AND THE EAST 8 FEET THEREOF) OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
4913 N. Nagle Avenue
Chicago, IL 60630

PIN#: 13-08-314-009-0000

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		02-Dec-2015
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50
<hr/>		
13-08-314-009-0000 20151101640820 1-372-619-840		

REAL ESTATE TRANSFER TAX		02-Dec-2015
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
<hr/>		
13-08-314-009-0000 20151101640820 1-830-847-552		

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PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS,
COUNTY OF Cook)^{SS}

I, CASIMIRO MORALES, AS Agent, being duly sworn on oath, states that
affiant resides at 9601 Southwest Highway Oak Lawn IL 60453

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 5.0 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 one (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 land 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 two (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 of a single lot of less than 5.0 acres from a 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;

10. This conveyance is of land described in the same manner as title was taken by grantor(s).

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

SUBSCRIBED AND SWORN TO BEFORE ME

This 25 day of NOV, 2015.

[Signature]
Signature of Notary Public

[Signature]
Signature of Affiant

