

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Not-For Profit to Individual)

Doc#: 1616257199 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2016 01:15 PM Pg: 1 of 4

Dec ID 20160601614942
ST/CO Stamp 1-772-452-160 ST Tax \$17.00 CO Tax \$8.50

MAIL TO: DOMINIC NAGEL
920 W. 175TH ST.
HOMERWOOD, IL. 60430

NAME & ADDRESS OF TAXPAYER:
Jose Vazquez
18152 Dorchester
Lansing, IL 60438

RECORDER'S STAMP

THE GRANTOR(S) **FELLOWSHIP OF LOVE CHRISTIAN CENTER**, an Illinois Not-For-Profit Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois of the Village of Lynwood, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00)-----
----- DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and
WARRANT(S) to **JOSE VAZQUEZ**, a married man of 18152 Dorchester, Lansing, IL 60438
(Grantee's Address)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 134.0 FEET OF THE SOUTH 459.0 FEET OF THE WEST 325.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable, building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances which conform to the present usage of the premises, public and utility easements and public roads and highways, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 32-13-102-004-0000 (includes other real estate)

Address(es) of Real Estate: 1900 E. Joe Orr Road, Lynwood, IL 60471 (vacant)

DATED this 1st day of June, 2016.



[SEAL]

DERRICK MAURICE WHITE, Pastor and
President of Fellowship of Love Christian
Center

FIDELITY NATIONAL TITLE

0616011731

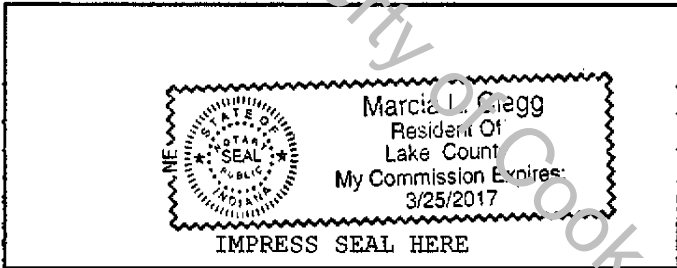
UNOFFICIAL COPY

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, Marcia L. Clegg, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DERRICK MAURICE WHITE, Pastor and President of Fellowship of Love Christian Center** 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release a waiver of the right of homestead.

Given under my hand and notarial seal, this 1st day of June, 2016.

Marcia L. Clegg NOTARY PUBLIC



_____ COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISION OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

DATE: _____

Signature of Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Marcia L. Clegg
CLEGG & FAULKNER, P.C.
15 Lawndale Street
Hammond, IN 46324

REAL ESTATE TRANSFER TAX

08-Jun-2016



COUNTY: 2.50
ILLINOIS: 17.00
TOTAL: 25.50

32-13-102-004-0000 | 20160601614942 | 1-772-452-160

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ~~ILLINOIS~~ Indiana)
COUNTY OF Lake)

Fellowship of Love Christian Center
by Derrick White, Pastor, the grantor or his/her agent, being duly sworn on oath, states that
he/she resides at 7210 Meadow Lane, Hammond, IN 46324

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

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

SUBSCRIBED AND SWORN TO before me Marcia L. Clegg
this 1st day of June, 2016.

Signature of Notary Public Marcia L. Clegg Signature of Affiant Derrick White

Marcia L. Clegg
Resident Of
Lake County
My Commission Expires:
3/25/2017

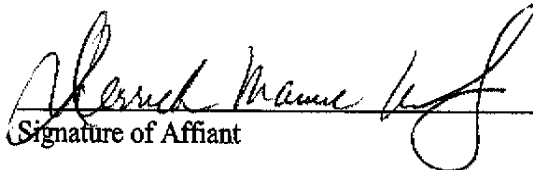
UNOFFICIAL COPY

For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of Lynwood, Illinois, which does not require plat office review.

Agricultural exemption certificate attached.


Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

Property of Cook County Clerk's Office