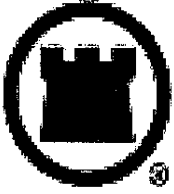


# UNOFFICIAL COPY



Chicago Title Insurance Company

## TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 1814401081 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2018 12:39 PM Pg: 1 of 4

Dec ID 20180501675702  
ST/CO Stamp 0-427-096-352 ST Tax \$20.00 CO Tax \$10.00  
City Stamp 1-868-930-336 City Tax: \$210.00

### Chicago Title

18GNW578002WH (1/1)JS

THE GRANTOR, Baldemar Carriedo, Trustee, of the Baldemar Living Trust, dated December 22, 2010 of the City of Palos Hills, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Bearclaw Development LLC (Grantee's Address) 1003 Ellison, Falls Church, VA, 22046, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 25 FEET OF SUB LOT 5 OF LEHMAN'S SUBDIVISION OF THE NORTH HALF OF LOT 8 AND THE EAST HALF OF THE NORTH HALF OF WJ J- III BLOCK 3 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 16-13-216-044-0000

Address of Real Estate: 312 S Washtenaw Ave, Chicago, IL, 60612

Dated this 22nd day of May, 2018

*Baldemar Carriedo*

Baldemar Carriedo, Trustee

REAL ESTATE TRANSFER TAX		23-May-2018	
	COUNTY:		10.00
	ILLINOIS:		20.00
	TOTAL:		30.00
16-13-216-044-0000		20180501675702   0-427-096-352	

REAL ESTATE TRANSFER TAX		23-May-2018	
	CHICAGO:		150.00
	CTA:		60.00
	TOTAL:		210.00 *
16-13-216-044-0000		20180501675702   1-868-930-336	
* Total does not include any applicable penalty or interest due.			

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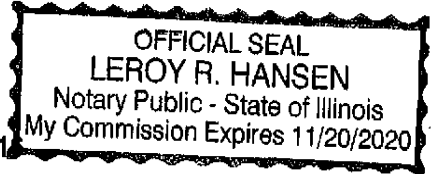
STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Baldemar Carriedo** personally known to me to be the 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 and waiver of the right of homestead.

Given under my hand and official seal, this 22<sup>nd</sup> day of May, 2018.

*Leroy R Hansen*  
(Notary Public)



Prepared By:

Leroy, Hansen, Attorney, 6900 Main Street Suite 206, Downers Grove, 6051

Mail Deed

To: Zarchava Law  
53 W Jackson Blvd #640  
Chicago IL 60604

Name and Address of Taxpayer & Mail Tax Bills to:

Bearclaw Development LLC  
1003 Ellison, Falls Church, VA, 22046

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**STATE OF IL

Escrow No.: 18GNW578002WH

COUNTY OF DuPage

Baldemar Carriedo Living Trust, being duly sworn on oath, states that he resides at 312 S Washtenaw Ave, Chicago, IL 60612-3632. 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 (1) 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 (5) acres or more in size which does not involve any 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 involve any new streets or easement 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 parcel 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

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## PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Baldemar Carriedo Living Trust

BY: Baldemar Carriedo  
by lawyer Attorney At

STATE OF IL

COUNTY OF DuPage

Subscribed and sworn to before me this 23 of May 2018.

[Signature]  
Notary Public



Property of Cook County Clerk's Office