

# UNOFFICIAL COPY

## WARRANTY DEED

~~Joint Tenancy~~  
by the entirety

### MAIL TO:

Jonathan Groll  
Jonathan Groll Ltd.  
830 North Boulevard, Suite A  
Oak Park, IL 60301

Doc#: 1815741039 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/06/2018 10:53 AM Pg: 1 of 4

Dec ID 20180501675435  
ST/CO Stamp 1-531-790-112 ST Tax \$850.00 CO Tax \$425.00

### NAME & ADDRESS OF TAXPAYER:

Jesse Russell Driscoll and Emma Dixon  
Salustro  
728 N. Elmwood Avenue  
Oak Park, IL 60302

GRANTOR(S), James D. Shirreff and Maureen P. Shirreff, husband and wife, of 728 N. Elmwood, Oak Park, IL 60302, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Jesse Russell Driscoll and Emma Dixon Salustro of 1930 30th Street, San Diego, CA 92102, not as tenants in common ~~but~~ as joint tenants, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:  
~~not~~ ~~but~~ ~~as~~ ~~joint~~ ~~tenants,~~ ~~all~~ ~~interest~~ ~~in~~ ~~the~~ ~~following~~ ~~described~~ ~~real~~ ~~estate~~ ~~situated~~ ~~in~~ ~~Cook~~ ~~County~~ ~~and~~ ~~State~~ ~~of~~ ~~Illinois,~~ ~~to~~ ~~wit:~~  
\* but as Tenants by the Entirety

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 16-06-412-004-0000  
Property Address: 728 N. Elmwood Avenue, Oak Park, IL 60302

### SUBJECT TO:

(1) General real estate taxes for the year 2017 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said premises not as tenants in common ~~but~~ as joint tenants forever. ~~but~~ as Tenants by the Entirety

DATED this X 31<sup>st</sup> day of X MAY, 20 18

X [Signature]  
James D. Shirreff

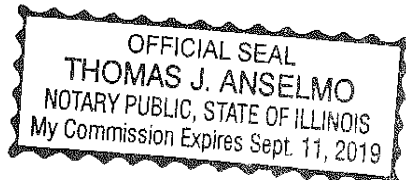
X [Signature]  
Maureen P. Shirreff

STATE OF Illinois COUNTY OF Dolage ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James D. Shirreff and Maureen P. Shirreff, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 31<sup>st</sup> day of MAY, 20 18

X [Signature]  
Notary Public



My commission expires X \_\_\_\_\_

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph \_\_\_\_\_, Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Prepared by:  
Anselmo Lindberg & Associates LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		05-Jun-2018
COUNTY:		425.00
ILLINOIS:		850.00
TOTAL:		1,275.00

16-06-412-004-0000 | 20180501675435 | 1-531-790-112



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## EXHIBIT A

THE SOUTH 1/2 OF LOT 2 IN BLOCK 9 IN HIGGINSON AND HALDANE'S SUBDIVISION OF LOTS 9, 11 (EXCEPT THE SOUTH 2 ACRES OF 11) AND 12 IN CIRCUIT COURT PARTITION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property of Cook County Clerk's Office

**Real Estate Transfer Tax**

**\$6,800.00**



Oak Park



3166

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: OC18011243

COUNTY OF Cook

James D. Shirreff and Maureen P. Shirreff, being duly sworn on oath, states that \_\_\_\_\_ resides at 728 N. Elmwood Avenue, Oak Park, IL 60302. 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 -
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 new streets or easements of access.
3. The divisions 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 not 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 parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that \_\_\_\_\_ 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.

James D. Shirreff  
James D. Shirreff

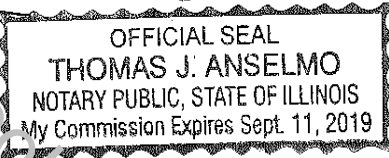
Maureen P. Shirreff  
Maureen P. Shirreff

STATE OF Illinois

COUNTY OF DuPage

Subscribed and sworn to before me this 31<sup>st</sup> of May, 2018.

Thomas J. Anselmo  
Notary Public



STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 31 of May, 18.

Christine M. Walsh  
Notary Public



CLERK OF COOK COUNTY Clerk's Office