

UNOFFICIAL COPY

PREPARED BY:

Galanopoulos & Galgan
Dean G. Galanopoulos
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

Doc#: 1818447019 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2018 09:05 AM Pg: 1 of 3

Dec ID 20180501682259
ST/CO Stamp 0-052-777-760 ST Tax \$270.00 CO Tax \$135.00

MAIL TAX BILL TO:

Michael Barnes
2520 South 14th Ave
Broadview, IL 60155

MAIL RECORDED DEED TO:

LaVon M. Johns
321 N. Clark #1430
Chicago, IL 60654

WARRANTY DEED

Statutory (Illinois)

180194808703 1/2

THE GRANTOR(S), Leroy F. Davis and Audrey Davis, husband and wife, of the Village of Bolingbrook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael Barnes, of 401 E. 32nd St, Chicago, Illinois 60616, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE SOUTH 50 FEET OF LOT 165 (EXCEPT STREET) IN BROADVIEW, A SUBDIVISION OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 15-22-226-010-0000

Property Address: 2520 South 14th Ave, Broadview, IL 60155

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

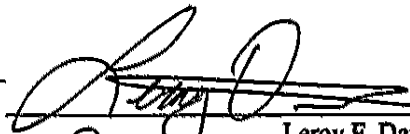
TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview
Jm 6/26/2018

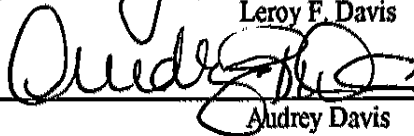
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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Dated this 14th day of June, 2018



 Leroy F. Davis

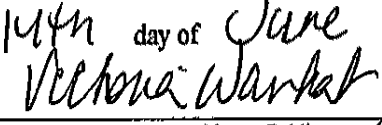


 Audrey Davis

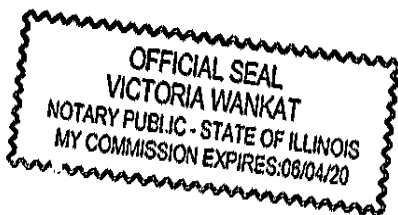
STATE OF Illinois)
 COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Leroy F. Davis and Audrey Davis, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 14th day of June, 2018



 Notary Public
 My commission expires: 06/04/20



Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

 Victoria Wankat ,
being duly sworn on oath, states that he/she
resides at 340 W. Butterfield Road, Suite 1A
 Elmhurst, Illinois 60126 ,

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

1. The division or subdivision of land into parcels or tracts of 5 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 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 a 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 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 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 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, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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

 Victoria Wankat

Signature of Affiant

Subscribed and sworn to before me this

 14th day of June , 2018
Day Month Year

 Lisa Mancini
Notary Public

