

# UNOFFICIAL COPY



\*1826419368D\*

Doc# 1826419368 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/21/2018 01:38 PM PG: 1 OF 6

Commitment Number: 24315781

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **Rosa M. Garcia and Gilda Garcia: 10246 MCLEAN AVE  
MELROSE PARK, IL 60164**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
12-33-122-012-0000**

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## GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

**Rosa M. Garcia, single**, (and is the mother of Gilda Garcia), whose mailing address is **10246 MCLEAN AVE, MELROSE PARK, IL 60164**, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Rosa M. Garcia, single** and **Gilda Garcia, single**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **10246 MCLEAN AVE MELROSE PARK, IL 60164**, the following real property:

**Lot 47, in Frederick H. Bartlett's La Grange Road Garden Farms, being a subdivision of part of the North 5/6ths of the West 5/8ths of the South 1/2 of the Northwest 1/4 of Section 33, Township 40 North, Range 12, East of the third principal meridian as to Plat thereof recorded as Document 12376999 in Cook County, Illinois. UNINCORPORATED**  
Property Address is: **10246 MCLEAN AVE, MELROSE PARK, IL 60164**

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Prior instrument reference: **1104650004**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on AUGUST 27, 2018:

Rosa M. Garcia  
Rosa M. Garcia

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on AUGUST 27, 2018 by **Rosa M. Garcia** who is personally known to me or has produced DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

M. E. Martinez  
Notary Public



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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph Section: 35 ILCS 200/31-45(e), Property Tax Code.

Date: 8/27/2018

*Rosa M. Marcia*  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 27, 2018

Rosa M Garcia  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Rosa M Garcia  
this 27 day of August,  
2018.



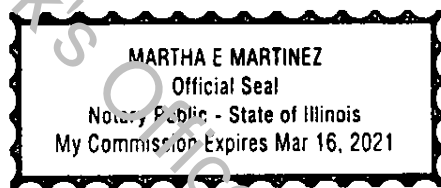
NOTARY PUBLIC M. E. Martinez  
MARTHA E MARTINEZ

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date August 27, 2018

Gilda Garcia  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said GILDA GARCIA  
This 27 day of AUGUST,  
2018.



NOTARY PUBLIC M. E. Martinez  
MARTHA E MARTINEZ

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## AFFIDAVIT - PLATACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS )  
 )ss  
COUNTY OF COOK )

Affiant, ROSA M GARCIA, being duly sworn on oath, states that he/she/they reside(s) at 10246 MCLEAN AVE, MELROSE PARK, IL 60164. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. X The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. 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.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. 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.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations 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 a survey of said single lot having been made by a registered land surveyor.

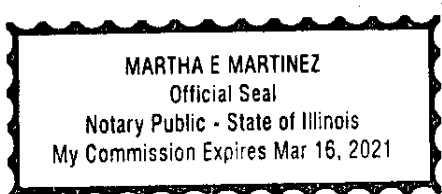
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she/they make(s) this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: Rosa M Garcia

SUBSCRIBED AND SWORN to before me this 27 day of AUGUST, 2018.

Marta E. Martinez  
Notary Public MARTHA E MARTINEZ  
My commission expires: 03-16-2021



# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS     )  
                                          )ss  
COUNTY OF COOK     )

Affiant, GILDA GARCIA, being duly sworn on oath, states that he/she/they reside(s) at 10246 MCLEAN AVE, MELROSE PARK, IL 60164. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1.  The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. 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.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. 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.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations 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 a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she/they make(s) this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: Gilda Garcia

SUBSCRIBED AND SWORN to before me this 27 day of AUGUST, 2018

[Signature]  
Notary Public  
My commission expires: 03-16-2021

