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1910916067D

loc# 1910916067 Fee \$46.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

FFIDAVIT FEE: \$2.00

DWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2019 02:07 PM PG: 1 OF 5

Commitment Number: 24939706

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: **Matthew L. Knight married to Erika Knight: 3852 W 109th Pl., Chicago, IL 60655**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-14-307-041-0000**

GENERAL WARRANTY DEED

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

Matthew L. Knight, grantor, a married man, whose mailing address is **3852 W 109th Pl., Chicago, IL 60655**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Matthew L. Knight and Erika Knight, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3852 W 109th Pl., Chicago, IL 60655**, the following real property:

Lot 23 and the West 7 feet of Lot 24 in Block 1 in the resubdivision of Blocks 1, 2 and 3 of M. Rozenski's addition to Mount Greenwood in the West half of the South West Quarter of Section 14, Township 37 North, Range 13, East of the third principal meridian, in Cook County, Illinois

Property Address is: 3852 W 109th Pl., Chicago, IL 60655



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Prior instrument reference: **1224333048**

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 grantee forever.

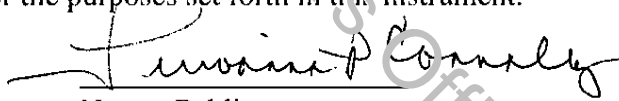
Executed by the undersigned on MARCH 23, 2019:



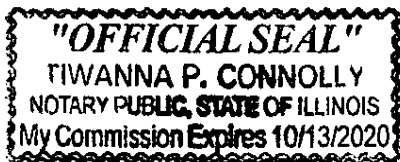
Matthew L. Knight


STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on MARCH 23, 2019 by **Matthew L. Knight** who is personally known to me or has produced ILL. DRIVERS 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.





Notary Public



REAL ESTATE TRANSFER TAX		19-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-14-307-041-0000 | 20190301632458 | 0-634-854-304

REAL ESTATE TRANSFER TAX		19-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-14-307-041-0000 | 20190301632458 | 0-587-066-272

* Total does not include any applicable penalty or interest due.

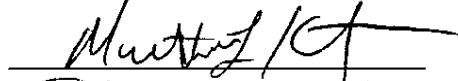
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 3/23/19



Buyer, Seller or Representative

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

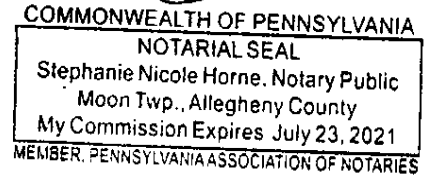
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 March 27, 2019 Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said Melissa Kew
this 27 day of March,
2019.

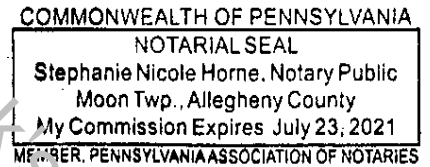


NOTARY PUBLIC Stephanie Nicole Horne
Stephanie Nicole Horne my commission expires 7/23/21

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 March 27, 2019 Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said Melissa Kew
This 27 day of March,
2019.



NOTARY PUBLIC Stephanie Nicole Horne
Stephanie Nicole Horne my commission expires 7/23/21

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

Plat Act Affidavit

STATE OF Illinois)
) SS
COUNTY OF COOK)

DOCUMENT NUMBER _____

I, (Name) MATTHEW L. KNIGHT & ERIKA L. KNIGHT, being duly sworn on oath, state that I/we own or are acting as the attorney in fact on behalf of the owner and state that this property 3852 W 109th Pl., Chicago, IL 60655, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

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 and 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 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 a public use;
7. Conveyance 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 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the 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 land described therein.

SUBSCRIBED and SWORN to before me this 23rd day of MARCH, 2019

Matthew L. Knight & Erika L. Knight
(Signature)

NOTARY: Tiwanna P. Connolly
(seal)

