

UNOFFICIAL COPY

Doc# 1920349211 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/22/2019 10:54 AM Pg: 1 of 3

WARRANTY DEED

Prepared By:

Karen E. Tietz, Attorney at Law
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Dec ID 20190701632361

ST/CO Stamp 0-512-234-592 ST Tax \$237.00 CO Tax \$118.50

Return To:

Sheila A Maloney
633 Ragon St Suite 102
Downers Grove, IL 60515

Send Tax Bill To:

Deandre & Rachel Cobbs
531 Geneva Avenue
Bellwood, IL 60104

GRANTOR, **DANA CERMAK**, unmarried, of Hillside, Cook County, Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to:

GRANTEE, **DEANDRE COBBS and RACHEL COBBS**, husband and wife, as Tenants by the Entirety, of 8157 Smith Lane, River Grove, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

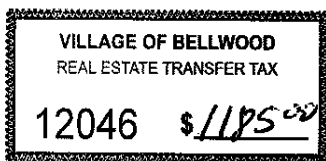
THE NORTH 20 FEET OF LOT 56 AND THE SOUTH 20 FEET OF LOT 57 IN BELLWOOD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 2, 3, AND 4 (EXCEPT THE WEST 16.4 FEET OF SAID LOT 4) IN STURM ESTATE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 15-08-412-022-0000

Address of Real Estate: 531 Geneva Avenue, Bellwood, IL 60104



DATED: 7/17/19

Dana CermaK
DANA CERMAK

FIDELITY NATIONAL TITLE DC19015407 1 of 3

UNOFFICIAL COPY



STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **DANA CERMAK** personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that she executed this instrument as her free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17 day of July, 2019.

Kathryn A. Camerano
Notary Public



REAL ESTATE TRANSFER TAX		18-Jul-2019
	COUNTY	118.50
	ILLINOIS	237.00
	TOTAL:	355.50
15-08-412-022-0000 20190701632361 0-512-734-592		

Property of Cook County Clerk's Office



UNOFFICIAL COPY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE, SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000
FAX: (312) 621-5033

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

DANA CERMAK, being duly sworn on oath, states that

the affiant resides at 4834 W. Hawthorne Avenue, Hillside, IL 60162, and further

states that (please check the appropriate box):

That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 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 one (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 thereon 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 a 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 two (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 5.0 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 preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 18th day of July, 2019

Stephanie L. Sorensen
Notary Public



Dana CermaK
Signature of Affiant