

# UNOFFICIAL COPY

Doc#: 1920655176 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/25/2019 10:51 AM Pg: 1 of 6

Dec ID 20190701634981  
ST/CO Stamp 1-126-536-288 ST Tax \$385.00 CO Tax \$192.50  
City Stamp 1-562-743-904 City Tax: \$4,042.50

19-128509 1/2  
**WARRANTY DEED  
GENERAL**

*This space reserved for Recorders use only.*

THE GRANTOR(S), Sarah Gaul, formerly known as Sarah E. Finneran, a married woman, of 100 Sunset Avenue, the City of La Grange, County of Cook, State of Illinois, as Grantor(s), for and in consideration of \$10.00, in hand paid, convey(s) and warrant(s) to Lauren Nicole Cumbia, a married woman taking title individually, of 2251 N. Spaulding, Unit 2, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

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

**SUBJECT TO:**

General taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; and condominium declaration and bylaws.

Permanent Real Estate Index Number(s): **14-16-303-031-1004**

Address of Real Estate: **657 W. Buena Avenue, Unit 1A, Chicago, Illinois 60613**

Dated this 17 day of July, 2019.

Sarah Gaul



Grantor Print Name

Grantor Signature

Thomas James Gaul, waiving homestead



Grantor Print Name

Grantor Signature

*Return to:*

Advisors Title Network, LLC  
900 Skokie Blvd Ste. 255  
Northbrook, IL 60062  
(847) 496-9100

10/12

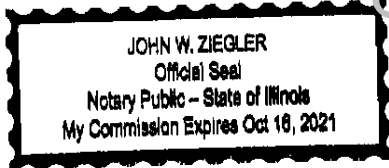
ATTN: 19-128509.

# UNOFFICIAL COPY

State of IL )  
County of COOK ) s.s.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY THAT Sarah Gaul & Thomas James Gaul personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that Sarah Gaul & Thomas James Gaul signed, sealed, and delivered the said instrument as a 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 official seal, this 17 day of July, 2019.



[Signature]  
Notary Public

**This document was prepared by:** Ms. Katrina Barnett, Esq.  
Law Offices of Katrina M. Barnett, P.C.  
401 North Michigan Avenue  
Suite 1200  
Chicago, Illinois 60611

~~Mail-to-~~ Ms. Sarah Donnellan, Esq.  
111 W. Jackson Blvd.  
Suite 1700  
Chicago, Illinois 60604

**Name and Address of Taxpayer:** Ms. Lauren Cumbia  
657 W. Buena Avenue  
Unit 1A  
Chicago, Illinois 60613

# UNOFFICIAL COPY

## *Exhibit "A" – Legal Description*

Property commonly known as:

**657 W. Buena Avenue  
Unit 1A  
Chicago, Illinois 60613**

The land referred to in this Deed is described as follows:

**UNIT 657-A IN 655-657 BUENA AVENUE CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS 16, 17 AND THE EAST 24 FEET OF LOT 18 IN WALLER'S SUBDIVISION OF LOT 7 IN BLOCK 3 AND LOT 7 IN BLOCK 4 OF WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 23813541; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO), IN COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NUMBERS:           **14-16-303-031-1004**

Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

ISMET ISMAIL being duly sworn on oath, states that he resides at 900 S COOK BLVD NORTH BROS, IL. 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 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five 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 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 interest 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 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 parts and not involving any new streets or easements of access.
- 10. 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 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. Amended by P.A. 80-217, 1 eff. October 1, 1977.

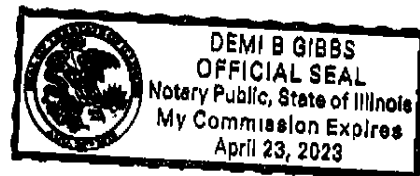
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording

[Signature]

SUBSCRIBED and SWORN to before me

this 17 day of July, 2019.



UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

19-Jul-2019



<b>CHICAGO:</b>	2,887.50
<b>CTA:</b>	1,155.00
<b>TOTAL:</b>	4,042.50 *

14-16-303-031-1004 | 20190701634981 | 1-562-743-904

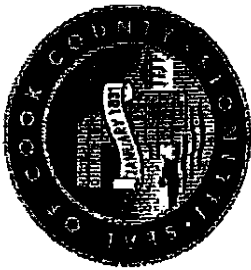
\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

19-Jul-2019



**COUNTY:**

192.50

**ILLINOIS:**

385.00

**TOTAL:**

577.50

14-16-303-031-1004

20190701634981

1-126-536-288

Property of Cook County Clerk's Office