

19ST043704H

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
Individual

1 of 2

Chicago Title

Doc#: 1932349267 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/19/2019 12:19 PM Pg: 1 of 4

Dec ID 20191101644364  
ST/CO Stamp 1-596-860-768 ST Tax \$437.00 CO Tax \$218.50

THE GRANTOR(S), GEORGE R. SIMS, JR. and ELIZABETH R. SIMS, husband and wife, as tenants by the entirety, of the Village of Orland Park, County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, do hereby CONVEY(S) and WARRANT(S) to LUCAS A. JOUSMA and ANGELA L. JOUSMA, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

*husband + wife, AS TENANTS by the ENTIRETY*

LEGAL DESCRIPTION: SEE ATTACHED.

ADDRESS OF PROPERTY: 15555 Wolf Road, Orland Park, IL 60467

PROPERTY INDEX NUMBER: 27-17-300-025-0000 and 27-17-300-029-0000

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any.

DATED:

\_\_\_\_\_  
GEORGE R. SIMS, JR.

\_\_\_\_\_  
ELIZABETH R. SIMS

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that GEORGE R. SIMS, JR. and ELIZABETH R. SIMS, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 8<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY: Tucker & Associates, 5210 W. 95<sup>th</sup> St., Oak Lawn, Illinois 60453

MAIL TO:  
Sokol & Mazian Law Offices  
60 Orland Square Drive #202  
Orland Park, IL 60467

MAIL SUBSEQUENT TAX BILLS TO:  
Lucas A. Jousma, Angela L. Jousma  
15555 Wolf Rd  
Orland Park, IL 60467



COUNTY:	218.50
ILLINOIS:	437.00
TOTAL:	655.50

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## LEGAL DESCRIPTION

The West 284 Feet of the South 164.81 feet of the North 659.00 feet (except that part taken for road purposes) of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 17, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**STATE OF Illinois

Escrow No.: 19ST04370HH

COUNTY OF Cook

George R. Sims, Jr. and Elizabeth R. Sims, being duly sworn on oath, states that \_\_\_\_\_ resides at 15555 Wolf Road, Orland Park, IL 60467. 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 -

2. The division or subdivision of the land into parcels or tracts of five (5) 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 (1) 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 interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement 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 (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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## PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

George R. Sims Jr.

George R. Sims, Jr.

Elizabeth R. Sims

Elizabeth R. Sims

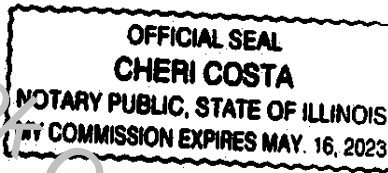
STATE OF Illinois

COUNTY OF LaSalle

Subscribed and sworn to before me this 10<sup>th</sup> of November, 2019

[Signature]

Notary Public



County of Cook Clerk's Office