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Doc# 1934413055 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2019 02:19 PM PG: 1 OF 5

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 370 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1094316

Mail Tax Statements To: Nathan Spriggs and Lindsay Spriggs, 729 WALNUT STREET, LEMONT, IL 60439

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-29-216-011-0000

#1094316

GENERAL WARRANTY DEED

Nathan Spriggs married to grantee Lindsay Spriggs who acquired title as Lindsay Younger, hereinafter grantors, whose tax-mailing address is 729 WALNUT STREET, LEMONT, IL 60439, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to Nathan Spriggs and Lindsay Spriggs, as husband and wife as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 729 WALNUT STREET, LEMONT, IL 60439, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 0915346046, Recorded on 06/02/2009

REAL ESTATE TRANSFER TAX

10-Dec-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

22-29-216-011-0000 | 20191201665469 | 2-103-199-072

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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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

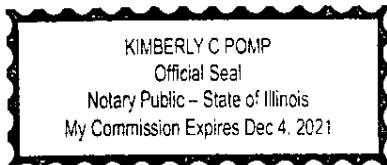
Executed by the undersigned on July 22nd, 2019:

Nathan Spriggs
Nathan Spriggs

Lindsay Spriggs
Lindsay Spriggs

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 7/22, 2019 by **Nathan Spriggs** and **Lindsay Spriggs** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 7-22-19

x *Lindsay Spriggs* x *Nathan Spriggs*
Buyer, Seller or Representative

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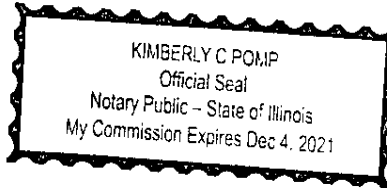
STATEMENT BY GRANTOR AND GRANTEE

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 July 22nd, 2019

x [Signature] x [Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Grantors
this 22nd day of July,
2019.



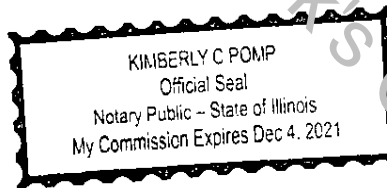
NOTARY PUBLIC [Signature]

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 July 22nd, 2019

x [Signature] x [Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Grantees
This 22nd day of July,
2019.



NOTARY PUBLIC [Signature]

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.)

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ATTACHMENT A

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows: All the following described real property situated in the County of Cook, and State of Illinois, as follows: Lot 6 in the subdivision of Lot 8 of the Subdivision of Lots 3 and 11 of the Subdivision of Block 7 of Dowse's addition to Lemont of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian (Except Lot 17 of Eulerts Subdivision of said Block 7) in Cook County, Illinois. Tax ID: 22-29-216-011-0000

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Pennsylvania

} SS.

County of Allegheny

VICTORIA KIRKLAND, being duly sworn on oath, states that GRANTOR resides . That at 729 WALNUT STREET, LEMONT, IL 60439 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 interests therein for use as right of way fro 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. 80-318, 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] - Agent
V. Kirkland

SUBSCRIBED and SWORN to before

me this 23rd July 2019
[Signature]

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Karen A. Gargaro, Notary Public
 Kennedy Twp., Allegheny County
 My Commission Expires March 25, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES