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Doc#: 2102104482 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 04:47 PM Pg: 1 of 5

Dec ID 20201201685006

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 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. 1472737

Mail Tax Statements To: **Elva Bahena: 8517 Colette Ln, Hickory Hills, IL 60457**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-02-117-033

GENERAL WARRANTY DEED

Elva Witt, known now as Elva Bahena, hereinafter grantor and grantee herein, whose tax-mailing address is 8517 Colette Ln, Hickory Hills, IL 60457, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Elva Bahena, hereinafter grantee, whose tax mailing address is 8517 Colette Ln, Hickory Hills, IL 60457, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Doc #1524441009, Recorded on 9/1/2015**

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Executed by the undersigned on 11-30, 2020:

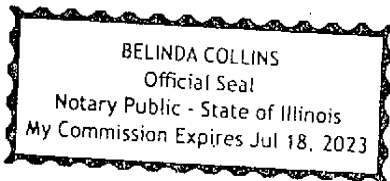
Elva Witt, known now as Elva Bahena
Elva Witt, known now as Elva Bahena

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 11-30, 2020 by Elva Witt, known now as Elva Bahena who is personally known to me or has produced ID DC 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.

[Signature]

Notary Public



MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: November 30, 2020

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

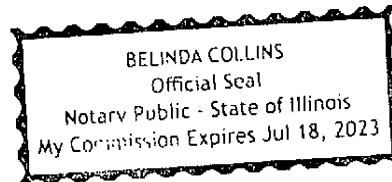
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 11-30, 2020

Elva Bahena
Signature of Grantor or Agent



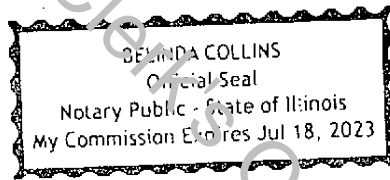
Subscribed and sworn to before
Me by the said Elva Bahena
this 30 day of November,
2020.

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 11-30, 2020

Elva Bahena
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Elva Bahena
This 30 day of November,
2020.

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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PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Tony Biardi, being duly sworn on oath, states that Elva Bahena

reside at 8517 Colette Ln, Hickory Hills IL 60457. 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 interests 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. 80-318, 1 eff. October 1, 1977.

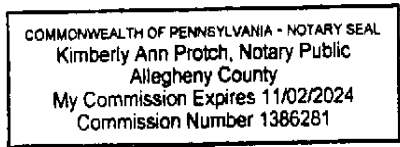
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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.

Tony Biardi

SUBSCRIBED and SWORN to before me
this 14th day of December, 2020.

Kimberly Ann Probst
Kimberly Ann Probst



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EXHIBIT A (LEGAL DESCRIPTION)

Lot 72 in Hickory Highlands First Addition, being a subdivision of part of the east half of the northwest quarter of Section 2, Township 37 North, Range 12, East of the Third Principal Meridian, according to plat thereof registered in the office of the registrar of title of Cook County, Illinois, on November 30, 1964, as Document Number 2184578.

Tax ID: 23-02-117-033

PROPERTY ADDRESS 8517 Colette Ln, Hickory Hills, IL 60457

Property of Cook County Clerk's Office