

UNOFFICIAL COPY



RECORD AND REQUESTED BY:

NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100526578

Doc# 2102715000 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2021 09:32 AM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:

John P. Mullins
2061 Hawthorne Rd.
Homewood, IL 60430

THIS DOCUMENT PREPARED BY:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 29-31-116-013-0000

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 day of JUNE, 2020, by and between **David P. Lux and Christine Lux, as Trustees**, under the provisions of a Trust Instrument dated the **5th day of July, 2016**, and known as the **David P. Lux and Christine Lux Declaration of Living Trust**, of 18430 Homewood Ave, Homewood, IL 60430 hereinafter referred to as Grantor(s) and **John P. Mullins, an unmarried man**, of 2061 Hawthorne Rd., Homewood, IL 60430, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Cook County, Illinois:

Lot 13 (except the south 2 feet thereof) in Block 21 in Dixmoor, a subdivision of the Northeast 1/4 of the Northeast 1/2 of Section 36, Township 36 North, Range 13 East of the Third Principal Meridian, and part of the North 1/4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded June 6, 1927 as Document No. 9675672, in Cook County, Illinois.

Parcel ID Number: 29-31-116-013-0000

PROPERTY COMMONLY KNOWN AS: 2061 Hawthorne Rd., Homewood, IL 60430

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 1622415104, Recorded: 08/11/2016

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

REAL ESTATE TRANSFER TAX

26-Jan-2021



COUNTY: 57.50
ILLINOIS: 115.00
TOTAL: 172.50

29-31-116-013-0000

20200701633527 | 1-506-265-104

S Y
P 4
S
M
SC
E Y
INT

UNOFFICIAL COPY

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 30 day of JUNE, 2020.

David P. Lux

David P. Lux, as Trustee under the provisions of a Trust Instrument dated the 5th day of July, 2016, and known as the David P. Lux and Christine Lux Declaration of Living Trust

Christine Lux

Christine Lux, as Trustee under the provisions of a Trust Instrument dated the 5th day of July, 2016, and known as the David P. Lux and Christine Lux Declaration of Living Trust

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT David P. Lux and Christine Lux, as Trustees under the provisions of a Trust Instrument dated the 5th day of July, 2016, and known as the David P. Lux and Christine Lux Declaration of Living Trust is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of JUNE, 2020

M. E. Martinez

Notary Public

My commission expires: 03.16.2021



No title exam performed by the preparer. Legal description and party's names provided by the party.

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

DAVID P. LUX, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 18430 HOMEWOOD AVE HOMERWOOD IL 60430

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me DAVID P. LUX
this 30 day of JUNE, 2020

[Signature]
Signature of Notary Public MARTHA E. MARTINEZ

[Signature]
Signature of Affiant

