

UNOFFICIAL COPY



\*21224080220\*

756408 1/2

This instrument prepared by:

Doc# 2122408022 Fee \$88.00

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

Pat Flanagan  
Attorney at Law  
85 Market Street  
Elgin, IL 60123

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 11:31 AM PG: 1 OF 6

Return after recording to:

John Marvin Salao  
Svetlana Salao  
3015 North Oak Park Avenue  
Chicago, IL 60634

Grantee's address/send  
subsequent tax bills to:

John Marvin Salao  
Svetlana Salao  
3015 North Oak Park Avenue  
Chicago, IL 60634

### WARRANTY DEED

Tenancy by the Entirety

THE GRANTOR, **WILLIAM C. KREY**, a married man, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS AND WARRANTS to

**JOHN MARVIN SALAO** and **SVETLANA SALAO**, husband and wife.

of 2921 South Michigan Avenue, Apt. 15, Chicago, IL 60616, GRANTEE, not as tenants in common and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

**THE SOUTH 35 FEET OF LOT 65 IN FIRST ADDITION MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Address: 3015 North Oak Park Avenue, Chicago, IL 60634

PIN: 13-30-208-014-0000

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P 6  
S Y-1  
SC      
INT RL

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Subject to general taxes for the year 2020 and subsequent years, and to covenants, conditions, restrictions, easements and provisions of record;

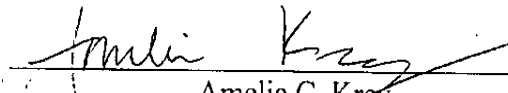
TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety forever;

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

DATED this 4<sup>th</sup> day of June, 2021



William C. Krey



Amelia C. Krey

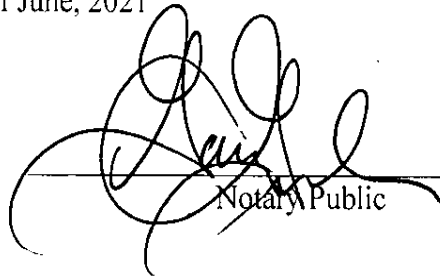
Property of Cook County Clerk's Office

STATE OF ILLINOIS, COUNTY OF Cook ) ss

I, the undersigned, a Notary Public in, and for the County and State aforesaid, DO HEREBY CERTIFY that WILLIAM C. KREY and AMELIA C. KREY, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and seal this 4<sup>th</sup> day of June, 2021



  
Notary Public

My commission expires: 2/17/23

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

WILLIAM C. KREY,  
being duly sworn on oath, states that he/she  
resides at 3015 North Oak Park Avenue,  
Chicago, IL 60634

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 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 between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
6. 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 public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

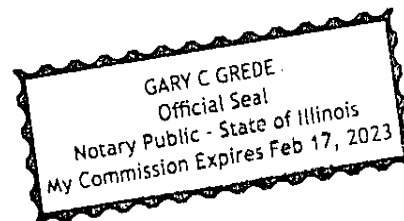
Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of COOK County, Illinois, to accept the attached deed for recording.

*William C. Krey*  
Signature of Affiant

Subscribed and sworn to before me this

4th day of June, 2021  
Day Month Year

*[Signature]*  
Notary Public



# UNOFFICIAL COPY

File No: 756408

## EXHIBIT "A"

THE SOUTH 35 FEET OF LOT 65 IN FIRST ADDITION MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

28-Jun-2021



<b>CHICAGO:</b>	3,450.00
<b>CTA:</b>	1,380.00
<b>TOTAL:</b>	4,830.00

13-30-208-014-0000 | 20210501648564 | 1-588-899-088

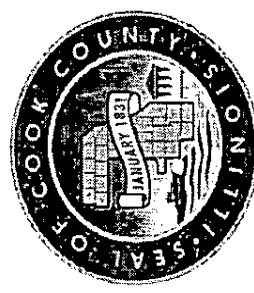
\* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

28-Jun-2021



COUNTY:	230.00
ILLINOIS:	460.00
TOTAL:	690.00

13-30-208-014-0000

20210501648564

2-129-603-8566

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