

UNOFFICIAL COPY

Doc#: 2203301069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 08:59 AM Pg: 1 of 3

Dec ID 20220101612123
ST/CO Stamp 1-319-485-840 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-519-632-784 City Tax: \$1,837.50

--- Above Space For Recorder's Use ---

Chicago Title
2265A 817143 MM New 10K1
Warranty Deed

Grantor, La Tina Smiley, an unmarried woman, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY AND WARRANT to Grantee, Carlos L. Garcia and Mildred B. Garcia, of Chicago, Illinois, husband and wife, as Tenants by the Entirety, the described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 1, (EXCEPT THE NORTH 36 FEET) AND THE NORTH 18 FEET OF LOT 2 IN BLOCK 37 IN HALSTED STREET ADDITION TO WASHINGTON HEIGHTS BEING A SUBDIVISION OF LOTS 1, 2 AND 3 OF SUBDIVISION OF THAT PART OF THE EAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantee.

PIN #: 25-08-221-032-0000

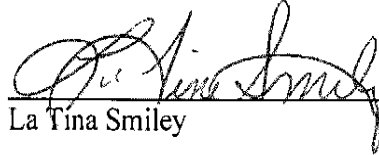
Address of Real Estate: 9704 S. Sangamon St., Chicago, IL 60643

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

SIGNATURE(S) TO FOLLOW:

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This Warranty Deed is dated as of this 25 day of January, 2022.

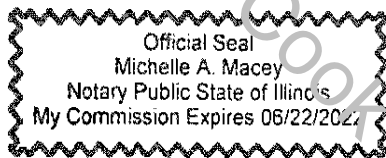


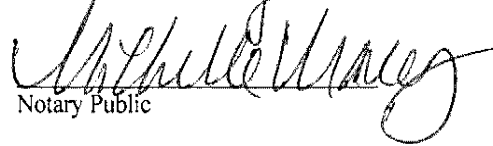
La Tina Smiley

State of IL)
County of Cook) SS:

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that La Tina Smiley, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of January, 2022.





Notary Public

Mail to: CARLOS L GARCIA MILDRED D. GARCIA 9704 S. Sangamon St Chicago IL 60643	Send Tax Bills to:
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Document Prepared by:

Michelle Macey
10970 S. Prospect Ave.
Chicago, IL 60643
312-405-7653

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF IL
COUNTY OF Cook

Escrow No.: 22GSA818143HH

LaTina Smiley, being duly sworn on oath, states that _____ resides at 9704 S. Sangamon St., Chicago, IL 60643-1548. 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 (1) 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 (5) acres or more in size which does not involve any streets or easements of access.
3. The division 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 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 parcel 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 easement 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.

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

LaTina Smiley by MAM POA
LaTina Smiley

STATE OF IL
COUNTY OF Cook

Subscribed and sworn to before me this 28 of 2022

Notary Public

