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Doc#: 2227107226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2022 10:19 AM Pg: 1 of 5

Dec ID 20220901651218

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069, Phone: (513) 247-9605 Fax: (866) 611-0170.

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1772556

Mail Tax Statements To: **William Leonard and Emily Leonard: 17346 64th Ct TINLEY PARK, IL 60477**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-30-413-010-0000**

GENERAL WARRANTY DEED

William Leonard, married to grantee, hereinafter grantor, whose tax-mailing address is **17346 64th Ct Tinley Park, IL 60477**, for \$10.00 (Ten dollars and no cents) in consideration paid, grants, with general warranty covenants to **William Leonard and Emily Leonard**, husband and wife, as Tenants by the Entireties, hereinafter grantees, whose tax mailing address is **17346 64th Ct Tinley Park, IL 60477**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from Paul Wisnoski and Valerie Wisnoski, as co-trustees of the Wisnoski Family Trust dated the 28th day of December, 2015 to William Leonard as set forth in Deed Instrument #1929742011 dated 09/26/2019, recorded 10/24/2019, COOK County, ILLINOIS.**

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

Executed by the undersigned on 7/1, 2021:

William Leonard
William Leonard

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 7/1, 2021 by **William Leonard** who is personally known to me or has produced Drivers License 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.



Carissa Marzette
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: 9/23/22

Courtney Kern
Buyer, Seller or Representative

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EXHIBIT A (LEGAL DESCRIPTION)

Lots 20 and 21 and the east half of the vacated alley lying west of and adjoining said lots in Block 5 in Diamond Addition to Tinley Park, being a subdivision of part of east half of the east half of the southeast quarter lying south of the right of way of the Chicago, Rock Island and Pacific Railroad of Section 30, Township 36 north, Range 13, east of the third principal meridian, in Cook County, Illinois.

Tax ID: 28-30-413-010-0000

PROPERTY ADDRESS 17346 64th Ct Tinley Park, IL 60477

Property of Cook County Clerk's Office

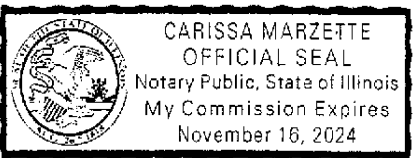
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STATEMENT BY GRANTOR AND GRANTEE

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 7/1, 2021

William Leonard
Signature of Grantor or Agent



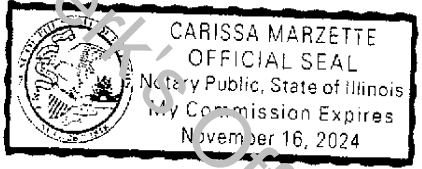
Subscribed and sworn to before
Me by the said William Leonard
this 1 day of July,
2021.

NOTARY PUBLIC Carissa Marzette

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 7/1, 2021

Emily Leonard
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Emily Leonard
This 1 day of July,
2021.

NOTARY PUBLIC Carissa Marzette

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

Courtney Kern, being duly sworn on oath, states that William Leonard and Emily Leonard

reside at 17346 64th Ct, Tinley Park, IL 60477. 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 she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Courtney Kern

SUBSCRIBED and SWORN to before me

this 23rd day of September, 2022.

Kimberly Ann Pratch

