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Prepared By:
THOMAS ALLGOOD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713

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Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2022 10:59 AM Pg: 1 of 6
Dec ID 20220801625687
City Stamp 0-229-832-272

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WARRANTY DEED

FILE 1

THIS DEED, Executed this 25 day of August, 2022, by first party **ROGER L. STRIBLING, III, JOINED BY KATRICE D STRIBLING** to second party, **ROGER L. STRIBLING, III, A MARRIED MAN**, of 2555 W 80TH PLACE, CHICAGO, IL 60652.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois to wit:

Lot 12 in Block 7 in First Addition to Hinkamp and Company's Western Avenue Subdivision, being a Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 38 North, Range 13, East of the Third Principal Meridian, except the West 33 feet thereof, being for the Railroad and except that part thereof taken for widening Western Avenue and West 79th Street in Cook County, Illinois.

APN: 19-36-212-014-0000

PROPERTY ADDRESS: 2555 W 80TH PLACE, CHICAGO, IL 60652
REAL ESTATE TRANSFER TAX

28-Sep-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-36-212-014-0000 | 20220801625687 | 0-229-832-272

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

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X Roger L. Stribling III
(Signature of buyer, seller, or representative)

8/25/22
(Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.



ROGER L. STRIBLING, III,




KATRICE D STRIBLING

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **ROGER L. STRIBLING, III AND KATRICE D STRIBLING** 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, August 25, 2022.

(seal)





Notary Public
My Commission Expires: Aug. 16, 2025

Send Tax Bills to: ROGER L. STRIBLING, III, 2555 W 80TH PLACE, CHICAGO, IL 60652

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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

STATE OF ILLINOIS)
COUNTY OF Cook)

ROGER L. STREIBLING III, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 2555 W. 80th PL.

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 ROGER L. STREIBLING III
this 25th day of August, 2022.

Marie Williams
Signature of Notary Public

Roger L. Streibling III
Signature of Affiant

See Attached

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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.

Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

Property of Cook County Clerk's Office

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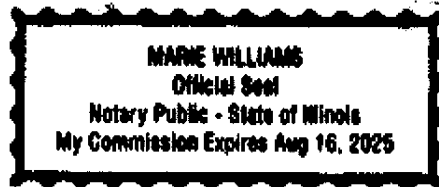
Jurat

State of Illinois
County of Cook } SS.

Subscribed and sworn to (or affirmed) before me on this 25 day of August,
2022 by Roger Stribling

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Marie Williams
Notary Public Signature



(notary seal)

OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any jurat completed in California must contain verbiage that indicates the notary public either personally knew the document signer (affiant) or that the identity was satisfactorily proven to the notary with acceptable identification in accordance with California notary law. Any jurat completed in California which does not have such verbiage must have the wording either with a jurat stamp or with a jurat form which does include proper wording. There are no exceptions to this law for any jurat performed in California. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

DESCRIPTION OF THE ATTACHED DOCUMENT

Plat Act Affidavit

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 8/25/2022

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ◆ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

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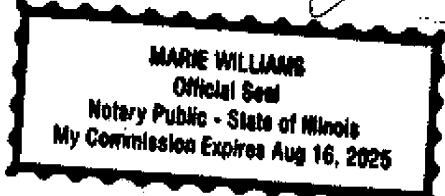
STATEMENT BY GRANTOR AND GRANTEE

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 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 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 25th August, 2022

Signature: *Roger S. Strubling III*
Grantor or Agent

Subscribed and sworn to before me
By the said Roger Strubling, Grantor
This 25 day of August, 2022
Notary Public Marie Williams

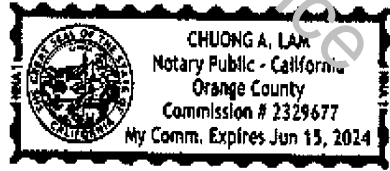


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date September 7, 2022

Signature: *Cindy Robes*
Grantee or Agent

Subscribed and sworn to before me
By the said Cindy Robes, Agent
This 7th day of September, 2022
Notary Public Chuong A. Lam



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)