

UNOFFICIAL COPY

Doc#: 2227647089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2022 10:48 AM Pg: 1 of 3

Prepared By:

Popovic Law, P.C.
17730 S. Oak Park Avenue, Unit B
Tinley Park, IL 60477

Dec ID 20220901633243
ST/CO Stamp 2-116-253-264 ST Tax \$165.00 CO Tax \$82.50

Send Tax Bill To:

Benigno Salazar Veliz
48 South Cottage Grove Ave
Glenwood, IL 60425

Mail Originals To:

Julissa Ruiz Benigno Salazar Veliz
2021 W. 142 St.
Dyewood, IL 60426

WARRANTY DEED

THE GRANTOR, Heriberto Rosales, for and in consideration of \$10.00 dollars in hand paid, CONVEYS AND WARRANTS to THE GRANTEE Benigno Salazar Veliz, as all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

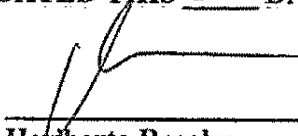
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General Taxes for 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 32034010530000

Address of Property: 48 South Cottage Grove Ave, Glenwood, IL 60425

DATED THIS 30 DAY OF August, 2022. Unincorporated




Heriberto Rosales

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
1000932811

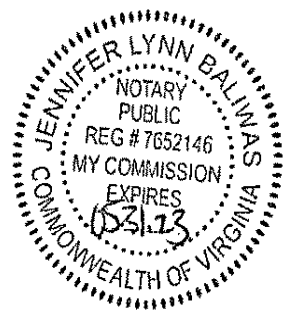
State of Virginia, City of Virginia Beach, County of Virginia Beach ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Heriberto Rosales, 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 they signed, sealed and delivered the said instrument as their free voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 30 Day of August 2022.

Commission expires: May 31, 2023


Notary Public





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LEGAL DESCRIPTION

THAT PART OF THE NORTH 8 RODS OF THE SOUTH 16 RODS OF THE NORTH 52 RODS OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 266 IN FIFTH ADDITION TO GLEN WOOD GARDENS, A SUBDIVISION IN SAID SECTION 3, RECORDED AUGUST 24, 1966 AS DOCUMENT NUMBER 19925638, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
48 S Cottage Grove Ave
Glenwood, IL 60425

PIN#: 32-03-401-053-0000

REAL ESTATE TRANSFER TAX		21-Sep-2022
	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50
32-03-401-053-0000	20220901673243	2-116-253-264

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PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)

COUNTY OF Cook)SS

Theresa Smith on behalf of P. Heriberto Rosales, being duly sworn on oath, states that
affiant resides at 610 Popovic Law Firm - 17730 S. Oak Park Ave Unit B

Tinley Park IL 60470

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 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 one (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 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 a 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 two (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 5.0 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states 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.

SUBSCRIBED AND SWORN TO BEFORE ME

This 9 day of September, 2022

[Signature]
Signature of Notary Public

[Signature]

Signature of Affiant

