

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy

Illinois Statutory

CT

22C8T8424576U

MAIL TO:

10F2



Doc#: 2232028235 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/16/2022 11:33 AM Pg: 1 of 3

Dec ID 20220901647303

ST/CO Stamp 0-486-930-768 ST Tax \$295.00 CO Tax \$147.50

NAME & ADDRESS OF TAXPAYERS:

Jeena Shyni, Aju George & Jisha Shyni
9239 Fern Lane
Des Plaines, Illinois 60016

THE GRANTOR(S), **DAVID J. KANFER** and **DEBORAH J. KANFER**, Husband and Wife, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to **JEENA SHYNI**, **AJU GEORGE**, and **JISHA SHYNI**, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 156 (EXCEPT THE NORTH 30.83 FEET AS MEASURED ALONG THE WEST LINE THEREOF) IN TWIN OAKS 1ST ADDITION BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes for 2021 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Permanent Index Number: 09-15-217-010-0000

Property Address: 9239 Fern Lane, Des Plaines, Illinois 60016

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

M. Klein 10/31/22
City of Des Plaines

DATED THIS 8 day of November, 2022.

David J Kanfer
DAVID J. KANFER

(SEAL)

Deborah Kanfer
DEBORAH J. KANFER

(SEAL)

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STATE OF IL)
) SS
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT David J. Kanfer and Deborah J. Kanfer, 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 they signed, sealed and
delivered the said instrument as their free and 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 notarial seal this 8 day of November, 2022.



Maria R Martin
Notary Public

_____ IMPRESS SEAL HERE _____

COOK COUNTY-ILLINOIS TRANSFER
STAMPS EXEMPT UNDER PROVISIONS
OF PARAGRAPH 4, SECTION 4,
REAL ESTATE TRANSFER ACT
DATE:

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Martin & Mennecke
4212 Old Grand Avenue, Suite 103
Gurnee, Illinois 60031

*This conveyance must contain the name and address of the Grantee for tax billing purposes:(Chap. 55 ILCS 5/3-5020) and the name and address of the person preparing the instrument:(Chap.55 ILCS 5/3-5022).

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Plat Act Affidavit

STATE OF ILLINOIS

COUNTY OF

} SS

I, (name) David & Deborah Kanter, being duly sworn on oath, state that I reside at 9239 Fern Lane, Des Plaines, IL, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

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 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 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

x Deborah J Kanter

x David J Kanter

(Signature)

SUBSCRIBED and SWORN to before me this 8 day of November, 2022

Notary: Maria R Martin

(seal)

