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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

5) 142 226461116236E1/HF Doc#. 2234845163 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/14/2022 02:21 PM Pg: 1 of 4

Dec ID 20221201609077

ST/CO Stamp 1-601-703-248 ST Tax \$250.00 CO Tax \$125.00

THE GRANTOR(S), GUADALUPE ESTRADA, married, of the City of Kaufman, County of Kaufman, State of TX, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant/s) to Arturo Godinez Monjares (Grantee's Address) 1501 East Chicago Street, Elgin, IL, Cook, 60120 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:PART OF LOT "A" IN SECTION 20 ACCORDING TO THE PLAT FILED WITH THE COMMISSIONERS REPORT IN PARTITION IN CASE NUMBER 19700 CIRCUIT COURT OF COOK COUNTY, ILLINOIS, BEING IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE COUTHERLY LINE OF STATE ROUTE 19 AS DEDICATED BY DOCUMENT 11200329 WITH THE EASTERLY LING OF SAID LOT "A" THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 94.8 FEET TO A POINT OF CURVE IN SAID SOUTHERLY LINE, THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHERLY LINE BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 5.2 FEET, THENCE SOUTHWESTERLY PARALLEL WITH EASTERLY LINE OF SAID LOT "A", A DISTANCE OF 217.78 FEET, THENCE SOUTHEASTERLY /, D'STANCE OF 100 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT A THAT IS 217.8 FEET SOUTHEASTERLY FROM THE PLACE OF BEGINNING. THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF LOT "A" A DISTANCE OF 217.8 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.PARCEL 2.1HAT PART OF LOT "A" IN SECTION 20, ACCORDING TO THE PLAT THEREOF FILED WITH THE COMMISSIONERS REPORT IN PARTITION IN CASE NUMBER 19700, CIRCUIT COURT OF COOK COUNTY, ILLINOIS BEING ACTOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF STATE ROUTE 19 AS DEDICATED BY DOCUMEN 1 T1200329 WITH THE EASTERLY LINE OF SAID LOT "A"; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF STATE ROUTE 19, A DISTANCE OF 94.8 FEET TO A POINT OF CURVE IN SAID SOUTHERLY LINE; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHERLY LINE, BEING ALONG A CURVE TO THE LEFT, A DISTANCE OF 5.2 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHWESTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT "A" A DISTANCE OF 217.78 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 100 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT A THAT IS 217.8 FEET SOUTHWESTERLY OF (MEASURED ALONG SAID EASTERLY LINE), THE SOUTHERLY LINE OF STATE ROUTE 19; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT "A" A DISTANCE OF 49.88 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 14 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 133 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT "A", A DISTANCE OF 271.8 FEET TO THE SOUTHERLY LINE OF STATE ROUTE 19; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 06-20-102-005-0000

Address of Real Estate: 1501 E Chicago St, Elgin, IL, 60120-4719

Cocated in contracted general limits. No municipal Stamp

2234845163 Page: 2 of 4

Dated this 9th day of December, 2002

THIS IS NOT HOMESTEAD PROPERTY.

Guadelupe Estrada

Property of Cook County Clerk's Office

2234845163 Page: 3 of 4

STATE OF ILLINOIS, COUNTY OF COUNTY OF STATE OF ILLINOIS, COUNTY OF STATE OF S

| I, the undersigned, a Notary Public in and for said County, in the Spersonally known to me to be the person(s) whose name(s) is sume this day in person, and acknowledged that he signed free and voluntary act, for the uses and waiver of the right of homestead. | bscribed to the foregoing instrument, appeared before |
|---|---|
| Given under my hand and official seal, thisday of De | ecember, 2022 |
| OFFICIAL SEAL THOMAS M HARTWELL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/25/2025 | Jam M. Harloff (Notary Public) |
| Prepared By: | |
| Thomas, Hartwell, 8N539 Gingerwood Lane, Elgin, 60124 | |
| Mail To: Arturo Godinez W. O. J. | |
| Name and Address of Taxpayer: Arturo Godinez Miss Jacobs 1501 E Chicago St, Elgin, IL, 60120-4719 | |
| Coly | |
| | Com |
| | Pir Clark's Office |
| | CV . |

2234845163 Page: 4 of 4

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PLAT ACT AFFIDAVIT

| STATE OF ILLINOIS } |
|--|
| COUNTY OF COOK } SS |
| at 65 82 RAYMOND ROAD KAUFMAN TX 75142. That the attached deed is not 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; |
| 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 of size which does not involve any new streets or easements of access. |
| 3. The division 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 interest: therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easen.cnt access. |
| 6. The conveyance of land owned by a railroad or exist 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 public use. |
| 8. Conveyances made to correct legal descriptions in prior conveyances. |
| 9. The sale or exchange of parcels or tracts of land existing on the date of the ameridatory Act into no more than two parts and no involving any new streets or easements of access. |
| CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED. |
| Affiant further states that ME makes this affidavit for the purpose of inducing the Recorder of Deed, a Cook County, Illinois, to accept the attached deed for recording. |
| Grape Colina |
| SUBSCRIBED AND SWORN TO before me |
| this 1st day of Decamo, 2022. OFFICIAL SEAL THOMAS M HARTWELL |
| Homas in that the Notary Public, STATE OF ILLINOIS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/25/2025 |