

UNOFFICIAL COPY

Owner: Jubilee Enterprises, Inc.  
Route: IL Route 1 (Halsted Street)  
Section: at IL 83  
County: Cook  
Project No.:  
Job No.: R-90-005-20  
Parcel No.: OMO0001 & TE  
P.I.N. No.: 29-08-224-053

Doc# 2304849003 Fee \$88.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 02/17/2023 10:40 AM PG: 1 OF 5

**WARRANTY DEED  
(Corporation) (Non-Freeway)**

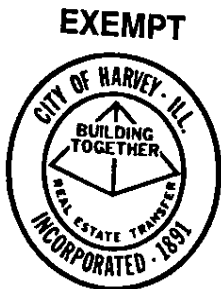
Jubilee Enterprises, Inc., a Corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Three Thousand and No/100 Dollars (\$3,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said Corporation, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate:

See attached legal description.

Address: 257 East 147th Street, Harvey, Illinois 60426

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.



No. 19170

REAL ESTATE TRANSFER TAX		16-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-08-224-053-0000	20221101682042	0-644-001-616

S Y  
P 0  
S Y-06  
SC \_\_\_\_\_  
INT R

# UNOFFICIAL COPY

Dated this 21st day of October, 2022

Jubilee Enterprises, Inc.

By: [Signature]  
Signature

Nizar M. Kassam, President

By: [Signature]  
Signature

Almas Kassam, Secretary

State of Illinois )  
County of Cook ) ss

This instrument was acknowledged before me on 10-21 2022 by Nizar M. Kassam, as President and Almas Kassam as Secretary of Jubilee Enterprises, Inc..



[Signature]  
Notary Public

My Commission Expires: 8-1-23

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

November 1, 2022  
Date

[Signature]  
Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

Illinois Department of Transportation  
ATTN: Bureau of Land Acquisition  
201 Center Court, Schaumburg, IL 60196-1096

← Grantee's Address

# UNOFFICIAL COPY

Route : IL. Rt. 1 (Halsted Street)  
 Job No. R-90-005-20  
 County: Cook  
 Parcel No. 0MO0001  
 Station 106+91.94 to 107+15.25  
 P.I.N. 29-08-224-053

That part of Lot 9 of Block 6, in Young and Ryan's 2<sup>nd</sup> Addition to Harvey Subdivision, in part of the West half of the Northeast quarter of Section 8, Township 36 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof, recorded as document number 1497765, in Cook on July 2, 1891, in County, Illinois, bearings and distances based the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99999186, described as follows:

Commencing at a Point on the North line of Lot 19 being 7.00 feet west of the Northeast corner thereof; thence South 00 degrees 47 minutes 29 seconds East, along the west right-of-way line of Illinois Route 1 (Halsted Street), per said warranty deed, Recorded 10/31/1972 as Doc. No 22072948, 71.80 feet to the Point of Beginning; thence South 89 degrees 13 minutes 20 seconds West, 0.75 feet; thence South 04 degrees 42 minutes 17 seconds West, 10.09 feet; thence South 08 degrees 07 minutes 55 seconds West, 5.11 feet; thence South 17 degrees 03 minutes 30 seconds West, 8.63 feet to said right-of-way line; thence North 44 degrees 27 minutes 52 seconds East, along said right-of-way line, 7.26 feet; thence North 00 degrees 47 minutes 29 seconds West, along said right-of-way line, 18.20 feet to the Point of Beginning.

Said parcel contains 0.001 Acres (42 Sq, Ft.) more or less.

**APPROVED**

By William Wright at 10:50 am, Nov 07, 2022

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Regina Gerocoy, being duly sworn on oath, states that she resides at 0 222 Northfield Rd # 201. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Northfield, IL 60093

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 grant of 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.

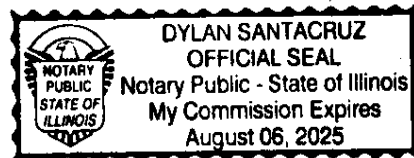
Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 1 day of November, 2022

Dylan Santacruz

*[Handwritten Signature]*



# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 11 | 01 | 20 22

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

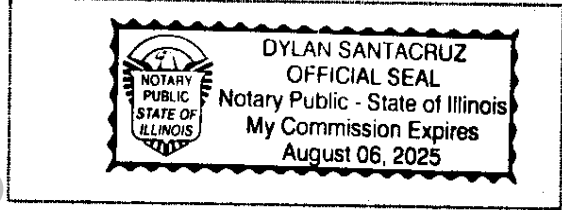
Dylan Santacruz

By the said (Name of Grantor): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 01 | 20 22

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 01 | 20 22

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

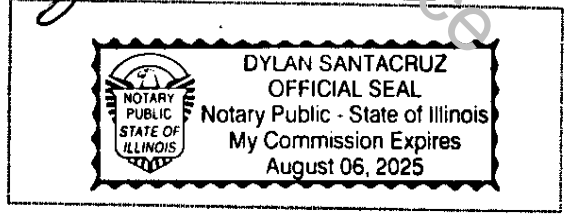
Dylan Santacruz

By the said (Name of Grantee): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 01 | 20 22

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)