

UNOFFICIAL COPY

Doc#: 2320740118 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2023 04:10 PM Pg: 1 of 4

Dec ID 20230701682466
ST/CO Stamp 1-366-946-256 ST Tax \$296.00 CO Tax \$148.00
City Stamp 0-293-204-432 City Tax: \$3,108.00

Chicago Title

234N W 547576PK
WARRANTY DEED 10 f 12

ILLINOIS
Individual to Individual

The GRANTORS,
MICHAEL VALLES AND KATIE VALLES,
husband and wife, of the City of Chicago,
County of Cook, State of Illinois, for and in
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable
consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE, **NOELLE T.**
JOY and Kyle Joy as tenants in common the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit;

LOT 41 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 42 IN
BLOCK 4 IN J.S. HOVLAND'S RESUBDIVISION OF BLOCKS 1 TO 4 (EXCEPT LOTS 14 TO 18) IN
J.S. HOVLAND'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

SUBJECT TO: (1) real estate taxes for the year 20 and subsequent years;
(2) covenants conditions and restrictions of record and building lines and easements, if
any, provided they do not interfere with the current use and enjoyment of the property.
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of
the State of Illinois.

PERMANENT INDEX NUMBER: 24-13-308-081-0000

ADDRESS OF REAL ESTATE: 11034 S. Troy St.
Chicago, IL 60655

This Address is for informational purposes and is not a part of this conveyance.

Dated 18 July, 2023.


Michael Valles


Katie Valles

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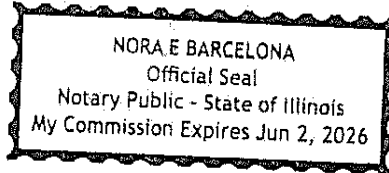
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MICHAEL VALLES AND KATIE VALLES**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that they appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 18th day of July, 2023.

Nora Barcelona

 NOTARY PUBLIC



AFTER RECORDING MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Bryan S. Wallock	Noelle T. Joy
10661 S Roberts Rd	11034 S. Troy St.
#107	Chicago, IL 60655
Palos Hills, IL 60465	

DEED PREPARED BY: Kolpak Law Group LLC
 6767 N. Milwaukee Ave #202, Niles, IL 60714

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PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 23GNW547576PKJ

COUNTY OF Cook

Michael Valles and Katie Valles, being duly sworn on oath, states that they resides at 11034 South Troy Street, Chicago, IL 60655-2214. That the attached deed is not in 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;

- OR -

the conveyance falls in one (1) 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 (5) acres or more in size which does not involve any streets or easements of access.
3. 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.
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 involve any new streets or easement 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 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that 1 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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PLAT ACT AFFIDAVIT

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[Signature]
Michael Valles

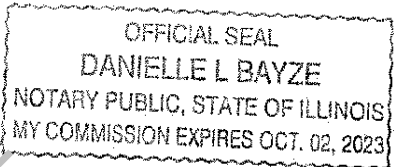
[Signature]
Katie Valles

STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 20 of July, 2023

[Signature]
Notary Public



STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 20 of July, 2023

[Signature]
Notary Public

