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Chicago Title

23CS14724016LT

WARRANTY

DEED

1042

Doc#: 2322013134 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2023 10:51 AM Pg: 1 of 3

Dec ID 20230701682760
ST/CO Stamp 1-853-286-864 ST Tax \$132.00 CO Tax \$66.00
City Stamp 0-779-545-040 City Tax: \$1,386.00

(This space is for recorder's use only)

THE GRANTOR, T & Z Development, Inc. an Illinois corporation created and existing under and by virtue of the laws of the State Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, and pursuant to the authority given by the Directors and Shareholders of the corporation, CONVEYS and WARRANTS to

Adron Jones, a single person

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 15 (EXCEPT THE NORTH 18 FEET THEREOF) AND THE NORTH 24 FEET OF LOT 16 IN BLOCK 5 IN PON AND CO'S 'RIVERSIDE SUBDIVISION', BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 12832 S. SANGAMON ST., CHICAGO, IL 60643

PERMANENT REAL ESTATE INDEX NUMBER: 25-32-208-063-0000

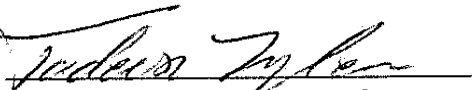
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

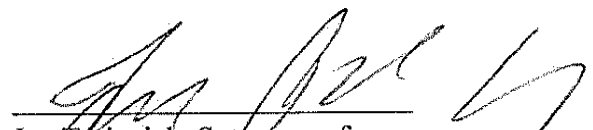
SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to those present by its President and attested by its Secretary, this 26th Day of July, 2023.

T & Z Development, Inc.

By:


Tadeusz Zeglen, President of
T & Z Development, Inc.


Jan Trojaniak, Secretary of
T & Z Development, Inc.

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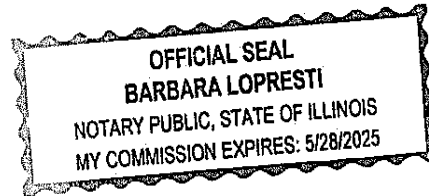
State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tadeusz Zeglen and Jan Trojaniak, personally known to me to be the same shareholders and directors of said corporation which name 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 official seal on 7-26, 2023.

Commission expires: 5/28/2025

NOTARY PUBLIC



Mail Deed:
Jacqueline Wierenga-Johnson
Attorney at Law

Send Tax Bill:
Adron Jones
12832 S. Sangamon St.
Chicago, IL 60643

This Deed prepared by Christopher S. Koczvara 5838 S. Archer Avenue, Chicago, IL 60638

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: 23CSA724016LT

COUNTY OF COOK

T & Z Development, Inc., being duly sworn on oath, states that _____ resides at 12832 S. Sangamon St., Chicago, IL 60643. 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.

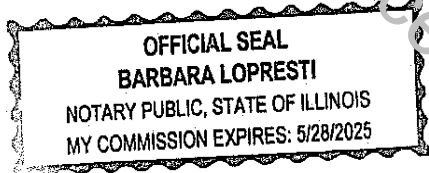
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

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

T & Z Development, Inc.

BY: [Signature]



STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 26th of July 2023

[Signature]
Notary Public