## **UNOFFICIAL COPY**

WARRANTY DEED (ILLINOIS STATUTORY) **Individual to Corporation** ST 2210023-00786



Doc# 2324433053 Fee \$93.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 12:11 PM PG: 1 OF 4

THE GRANTOR(S) SILVIO AFAUZ AND JENNIFER S. ARAUZ, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of the City of DesPlainer, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, he receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO:

CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a principal place of business at '001 eserve Rd., Danbury, CT 06810, the following described real estate, situated in County of Cook in the State of Illinois, to-wit:

PIN(s):

09-20-402-004-0000

Address(es) of Real Estate:

1233 CENTER ST., DESPLANES, IL 60018 -X

Legal Description:

SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the HCM2STEAD EXEMPTION LAWS of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General real estate taxes for the year(s) not currently due and payable

Dated this 12 day of MNe, 20 2023

29-Aug-2023 **REAL ESTATE TRANSFER TAX** 315.00 COUNTY: 630.00 ILLINOIS: 945.00 TOTAL: 20230701686956 | 1-031-362-000

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STATE OF	L C	}
COUNTY OF	(vok	} SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Silvio Arauz, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of 500, 20 23

Notary Public Shown Tolu

SHAWN TOLU
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 09, 2025

STATE OF TCOOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer S. Arauz, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, seeled and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of 50 we 20 23

Notary Public Shave Tol.

Instrument Prepared By:

Alex Ranjha, Esq. Ranjha Law Group PC 903 Commerce Drive, Suite 210 Oak Brook, IL 60523

## Mail To:

Mardan Settlement Services 3001 Leadenhall Rd. Mt. Laurel, NJ 08054

Send Subsequent Tax Bills To:

Mardan Settlement Services 3001 Leadenhall Rd. Mt. Laurel, NJ 08054 SHAWN TOL!/
OFFICIAL SEA!
Notary Public, State of Idinois
My Commission Expires
December 09, 2025

After Recording Return to:

Burnet Title - Post Closing One Parkview Plaza, Suite 750 Oakbrook Terrace, IL 60181

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## UNOFFICIAL COPY

THE SOUTH 50 FEET OF THE NORTH 75 FEET OF LOTS 14 AND 15 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S DES PLAINES HEIGHTS, A SUBDIVISION OF BLOCK 10 OF NORRIE PARK A SUBDIVISION OF THE NORTH PART (EAST OF RAILROAD) OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART LYING EAST OF RAILROAD SOUTH OF NORRIE PARK OF SAID NORTH 1/2 OF THE SOUTH EAST 1/4 ALSO THAT PART WEST OF DES PLAINES ROAD OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6647601 IN COOK COUNTY, ILLINOIS.



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## UNOFFICIAL COPY PLAT ACT AFFIDAVIT

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STATE OF	.unux >	<b>)</b>	
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COUNTY OF	$\omega$	}	
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Document Number:	

The undersigned Affiant(s) being duly sworn on oath, state that they reside at 1233 Center St., DesPlaines, IL 60018, 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 of 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 loss and 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 Paul or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines whic't does not involve any new streets or easements of access;
- 5. The conveyance of land owned by 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 p prosess or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of and impressed with a public use;
- 7. Conveyance 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 of 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 succeptant 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(S) further state that this Affidavit is made for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SII VIO ARAIZ

Subscribed and Sworn to before me this

12 day of June, 20 23.

Notary Public Shawn Tolo

SHAWN TOLU
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 09, 2025

JENNIER'S ARAUZ

Subscribed and Sworn to before me this

12 Hday of June

, 20 23

Notary Public Shawn

Tel

