

# UNOFFICIAL COPY

Doc#: 2327710120 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 11:41 AM Pg: 1 of 5

## WARRANTY DEED Statutory (Illinois)

Dec ID 20230901632635  
ST/CO Stamp 1-549-116-368 ST Tax \$150.00 CO Tax \$75.00

### THE GRANTOR,

C & P Klassic Investments, LLC,  
An Illinois Limited Liability Company  
Of Oswego  
in the County of Kendall  
and State of Illinois

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO**  
Deyanira Castaneda and Yuriel Luca Campos, wife and husband as Tenants by the entirety  
whose address is: 288 W. 17<sup>th</sup> Street, Chicago Heights, Illinois 60411

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

See attached legal description

**SUBJECT TO:** Existing easements, covenants, and restrictions of record, and 2023 and subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 32-20-326-041-0000  
Address of Real Estate: 288 W. 17<sup>th</sup> Street, Chicago Heights, Illinois 60411

Dated this 2nd Day of October, 2023.

23 CSA620629 YK  
1/2 CA

CITY OF CHICAGO  
MGTS. TRANSFER TAX

600 DOLS 00 CT

Chicago Title

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C & P Klassic Investments, LLC

BY:

*Cindy W. Fischer*  
 Cindy W. Fischer, Manager

*Peter Evanoff*  
 Peter Evanoff, Manager

Warranty Deed - Statutory

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Evanoff + Cindy W. Fischer personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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 notarial seal this 2nd Day of October, 2023.

*Colleen Hanson*  
 Notary Public



SEND SUBSEQUENT TAX BILLS TO:  
 Deyanira Castaneda  
 288 W. 17<sup>th</sup> Street,  
 Chicago Heights, Illinois 60411

THIS DOCUMENT PREPARED BY:  
 Law Offices of Daniel J. Kramer  
 1107A S. Bridge Street  
 Yorkville, IL 60560  
 630-553-9500

AFTER RECORDING RETURN TO: AND  
~~Angie Thoma~~  
~~444 S. Ashland Ave~~  
~~Chicago, IL 60609~~

Property of [Name] Notary's Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No. 23CSA620629YK

For APN/Parcel ID(s): **32-20-326-041-0000**

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THE EAST 27 FEET OF LOT 11 AND ALL OF LOT 12 IN BLOCK 1 IN DELL AND MARSDEN'S FOREST PARK SUBDIVISION UNIT NO. 1 A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 35 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF Illinois  
 COUNTY OF Cook

Escrow No.: 23CSA620629YK

C & P Kassic Investments, LLC, An Illinois Limited Liability Company, being duly sworn on oath, states that \_\_\_\_\_ resides at 288 W 17th St, Chicago Heights, IL 60411. 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 he 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.

C & P Classic Investments, LLC, An Illinois Limited Liability Company

BY: [Signature]

STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 2nd of October, 2023

[Signature]  
Notary Public

