

UNOFFICIAL COPY

Doc#: 2327846248 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2023 02:52 PM Pg: 1 of 3

23GSC788287AU 1/3 CT

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

Dec ID 20231001643402
ST/CO Stamp 1-539-609-552 ST Tax \$310.00 CO Tax \$155.00
City Stamp 1-036-489-680 City Tax: \$3,255.00

Above Space for Recorder's Use Only

THE GRANTOR(S) KOMI AKPA* a married man, of the City of Chicago, County of Cook, State of ILLINOIS for the consideration of Ten dollars \$10.00, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to

(NAMES AND ADDRESS OF GRANTEE(S))

J
Narik Riak ; a single woman
4202 Kennedy Rd.
Madison, WI 53704

all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 8143 South Colfax Avenue, Chicago, IL 60617, legally described as:

A PORTION OF LOTS 15 TO 24 (BOTH INCLUSIVE), TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOTS 15 TO 24, 78.70 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 24, THENCE EAST OF A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 58.83 FEET, THENCE SOUTHEASTERLY IN A STRAIGHT LINE MAKING AN ANGLE OF 136 DEGREES, 50 MINUTES, 20 SECONDS (AS MEASURED FROM WEST TO SOUTH TO SOUTHEAST) WITH THE LAST DESCRIBED LINE, A DISTANCE OF 20.48 FEET; THENCE EAST IN A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 50.76 FEET TO THE EAST LINE OF SAID LOTS 15 TO 24 THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 15 TO 24, A DISTANCE OF 35.16 FEET; THENCE WEST IN A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 124.60 FEET TO THE WEST LINE OF SAID LOTS 15 TO 24; THENCE NORTH ALONG THE WEST LINE OF LOTS 15 TO 24 A DISTANCE OF 35.16 FEET, THENCE WEST IN A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 124.60 FEET TO THE WEST LINE OF SAID LOTS 15 TO 24, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 15 TO 24, A DISTANCE OF 49.17 FEET TO THE POINT OF BEGINNING ALL IN BLOCK 4 IN COLBURN PARK, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS...

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.

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*THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR Komi Akpa.

Permanent Index Number (PIN) 21-31-120-031-0000

Address(es) of Real Estate 8143 South Colfax Avenue Chicago, IL 60617

Dated this 4th day of October, 2023

SIGNATURE(S) [Signature]
KOMI AKPA

State of ILLINOIS)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KOMI AKPA a 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 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.

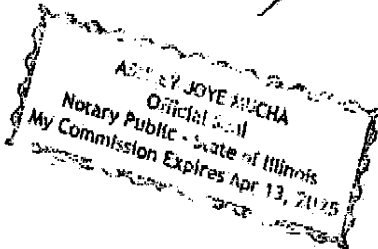
Given under my hand and official seal, this 4 day of October, 2023

Commission expires 4/13/25, [Signature]
NOTARY PUBLIC

This instrument was prepared by : Ariel Valdes, 17 N State Street, #1710, Chicago, IL 60602

MAIL TO:
same as →

SEND SUBSEQUENT TAX BILLS TO:
Narik J Riak
8143 South Colfax Avenue
Chicago, IL 60617



OR

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF Illinois

Escrow No.: 23GSC788287AU

COUNTY OF COOK

Komi Akpa, being duly sworn on oath, states that he resides at 8749 S Marshfield ~~8145 South Colfax Avenue~~, Chicago, IL 60617. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① ²⁰ 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

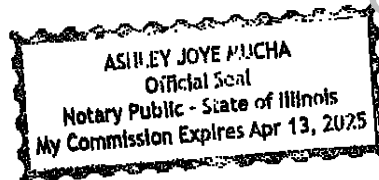
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of 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.

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

[Signature]
Komi Akpa



STATE OF Illinois

COUNTY OF COOK

Subscribed and sworn to before me this 4 of October, 2023.

[Signature]
Notary Public