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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Chicago Title

2365A 82722244 R-114
10K2

Doc#: 2328415060 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 01:06 PM Pg: 1 of 4

Dec ID 20231001645563
ST/CO Stamp 0-861-090-768 ST Tax \$800.00 CO Tax \$400.00
City Stamp 1-666-397-136 City Tax: \$8,400.00

THE GRANTOR(S) Jose Borjas and Guillermina Borjas, husband and wife, of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Oscar Cruz and Araceli Marban, husband and wife, of Chicago, IL, as JOINT TENANTS the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOTS 5 TO 7 IN FALCONER'S SUBDIVISION OF BLOCK 4 IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023.

Permanent Real Estate Index Number(s): 13-28-215-025-0000

Address of Real Estate: 3008-16 N Cicero, Chicago, IL 60641

Dated this 06 day of October, 2023.

Jose Borjas (SEAL)
Jose Borjas

Guillermina Borjas (SEAL)
Guillermina Borjas

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jose Borjas and Guillermina Borjas**, 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 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 06 day of October, 2023.



Carlos P. Aparicio

Notary Public

Prepared by:

Carlos P. Aparicio, Esq.
Aparicio Law Office LLC
5838 S. Archer Avenue
Chicago, IL 60638

Mail to:

*Oscar Cruz
7010 S. Oakley Ave
Chicago IL 60634*

Name and Address of Taxpayer:

SAME

Property of Cook County Clerk's Office

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**STATE OF IL

Escrow No.: 23GSA827222HH

COUNTY OF COOK

Jose Borjas and Guillermina Borjas, being duly sworn on oath, states that 1 resides at 3008-16 N. Cicero, Chicago, IL. 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.

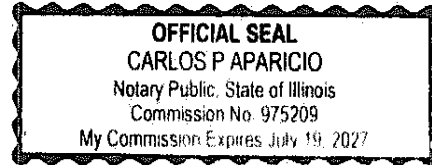
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PLAT ACT AFFIDAVIT (continued)

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

Jose Borjas
Jose Borjas

Guillermina Borjas
Guillermina Borjas

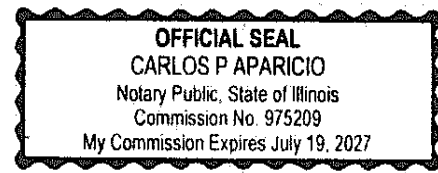


STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me this 16 of Oct, 2023

Carlos P Aparicio
Notary Public



STATE OF IL

COUNTY OF DuPage

Subscribed and sworn to before me this 16 of Oct, 2023

Carlos P Aparicio
Notary Public