

23CNB900011E/1/2

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2331213355 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2023 03:22 PM Pg: 1 of 4

MAIL TO:

McNamee & Mahoney  
1N208 IL Route 31  
Dundee, Illinois 60118

Dec ID 20231101665202  
ST/CO Stamp 1-224-972-240 ST Tax \$400.00 CO Tax \$200.00

NAME & ADDRESS OF TAXPAYER:

Eliseo Pulido  
557 Cooper Avenue  
Elgin, Illinois 60120

The GRANTOR(S), Hernan Pulido, a married man of the City of Elgin in the County of Kane, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANTS to: the GRANTEE(S), TBJ Drywall & Taping Inc., an Illinois corporation, of 557 Cooper Avenue, of the City of Elgin, in the County of Kane in the State of Illinois, the following described property to wit:

**The South 75 feet of Lot 2 of Smith's subdivision being a subdivision of part of Lot 22 of the County Clerk's subdivision of the South 1/2 of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.**

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

Subject to: Covenants, Conditions and Restrictions of Record; Public and Utility Easements; and General Real Estate Taxes not yet due and payable.

**THIS IS NOT HOMESTEAD PROPERTY.**

Permanent Index Number:

06-18-301-047-0000

Property Address:

290 Willard Avenue  
Elgin, Illinois 60120

Dated this 06 day of November, 2023.

*Hernan J. Pulido*

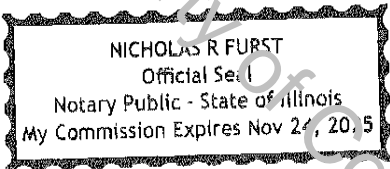
Hernan Pulido

# UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
   )  
 COUNTY OF hane                    )       SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Hernan Pulido personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 6 day of Nov, 2023.



[Signature]  
 NOTARY PUBLIC

My commission expires \_\_\_\_\_

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COUNTY – ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
 Paragraph \_\_\_\_\_, Section 4,  
 Real Estate Transfer Act  
 Date: \_\_\_\_\_

Prepared By:  
 Victoria L. Hoogervorst  
 1070 Larkin, Suite 2E  
 Elgin, Illinois, 60123

Signature: \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 23CND900011ELRYAN

COUNTY OF Law

Hernan Pulido, being duly sworn on oath, states that he resides at 290 Willard, Elgin, IL 60120. 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.

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

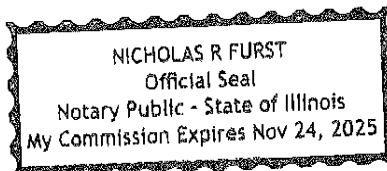
Hernan J Pulido  
 Hernan Pulido

STATE OF IL

COUNTY OF Law

Subscribed and sworn to before me this 6 of Nov, 2023.

[Signature]  
 Notary Public



# UNOFFICIAL COPY

## CITY OF ELGIN

### REAL ESTATE TRANSFER STAMP APPLICATION FORM

11 / 3 / 23

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # \_\_\_\_\_

Date Recorded: \_\_\_\_\_



#### CHECK APPROPRIATE BOX(ES)

- Single Family Resident
- Condo, Co-op, or Town Home
- 2-3 Unit (Residential)
- 4 or More Unit (Residential)
- Commercial
- Industrial
- Vacant Land
- Other (Attach Description)

#### INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to [Transferstamp@cityofelgin.org](mailto:Transferstamp@cityofelgin.org)

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 290 Willard Street 120 Zip Code

Permanent Property Index No.: 06-18-301-047-0000

Date of Deed November 6, 2023 Type of Deed: WD

We hereby declare the above facts contained in this declaration to be true and correct.

#### GRANTOR

Hernan Pulido Name 1030 Hill Avenue, Elgin, Illinois 60120 Address, City, State, Zip

Signature \_\_\_\_\_ Date Signed \_\_\_\_\_

#### GRANTEE

TBJ Drywall & Taping Name 557 Cooper Avenue, Elgin, Illinois 60120 Address, City, State, Zip

Signature \_\_\_\_\_ Date of Signature \_\_\_\_\_