

# UNOFFICIAL COPY

23GNW681255WH  
WARRANTY DEED

1/2

## AFTER RECORDING MAIL TO:

Law Offices of Ivan Puljic, Ltd.  
10 South LaSalle Street  
Suite 2920  
Chicago, Illinois 60603

## MAIL REAL ESTATE TAX BILL TO:

James Miller  
2905 North Neva Avenue  
Chicago, IL 60634

Doc#: 2334733579 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/13/2023 04:08 PM Pg: 1 of 4

Dec ID 20231101684024  
ST/CO Stamp 1-538-269-232 ST Tax \$395.00 CO Tax \$197.50  
City Stamp 1-225-400-368 City Tax: \$4,147.50

(Reserved for Recorders Use Only)

THE GRANTORS: Marcela Hernandez and Carlos A. Hernandez, wife and husband, of 2905 North Neva Avenue, Chicago, IL 60634, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to James Miller, a single person, and Aileen Miller, a married person of 6119 N. Cicero, Chicago IL 60646, to have and to hold, as ~~Tenants in Common, Joint Tenants, Tenants by the Entirety~~, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

## SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2905 North Neva Avenue, Chicago, IL 60634  
PIN: 13-30-119-040-0000

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

CHARGE CTC DUPAGE

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DATED this 28 day of November, 2023.

Marcela Hernandez  
Marcela Hernandez

Carlos A. Hernandez  
Carlos A. Hernandez

STATE OF IL )  
COUNTY OF DuPage )SS

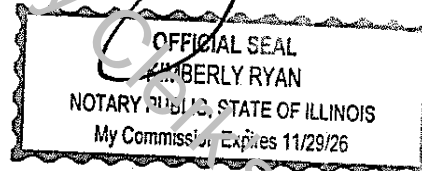
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Marcela Hernandez and Carlos A. Hernandez**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 28<sup>th</sup> day of November, 2023.

Kimberly Ryan  
Notary Public

## NAME AND ADDRESS OF PREPARER:

William Belmonte  
Attorney at Law  
311 S. County Farm Rd., Suite 1  
Wheaton, IL 60187



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## LEGAL DESCRIPTION

Order No.: 23GNW681255WH

For APN/Parcel ID(s): 13-30-119-040

THE SOUTH 35 FEET OF THE NORTH 65 FEET OF LOT 81 IN JOHN J. RUTHERFORD'S THIRD ADDITION TO MONT CLARE IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 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 ILLCOUNTY OF DuPage

Marcela Hernandez, being duly sworn on oath, states that she resides at 2905 N Neva Chicago. 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 she 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.

By [Signature]

as his/her attorney in fact.

STATE OF ILCOUNTY OF DuPage

Subscribed and sworn to before me this 6<sup>th</sup> of December, 2023

[Signature]  
Notary Public

