

UNOFFICIAL COPY

Doc#: 2400813048 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 09:33 AM Pg: 1 of 3

Dec ID 20231101672415
ST/CO Stamp 1-382-698-960 ST Tax \$536.50 CO Tax \$268.25
City Stamp 2-056-310-736 City Tax: \$5,633.25

WARRANTY DEED Illinois Statutory

Chicago Title

23054179 All LP KZ

THE GRANTOR, **Anita S. Miller**, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, Convey and Warrant to:

Veronica Angulo and Jesus Carrasco.

of 2908 N. Rockwell Ave., Chicago, IL 60618

not as tenants in common but **AS JOINT TENANTS**, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description:

LOT 20 AND THE SOUTHWESTERLY 12 FEET OF LOT 19 IN ALKE'S SUBDIVISION OF THE NORTHWEST 1/2 (BY AREA) OF LOT 8 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers: 13-26-116-049-0000 & 13-26-116-048-0000

Address of Real Estate: 2952 N. Ridgeway Ave., Chicago, IL 60618

SUBJECT TO: Covenants, conditions, and restrictions of record, applicable building lines and easements, existing leases and tenancies, and general real estate taxes for the 2023 and after.

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

TO HAVE AND TO HOLD the above granted premises unto the grantee forever.

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Dated this 13 day of November, 2023

Anita Miller
Anita B. Miller

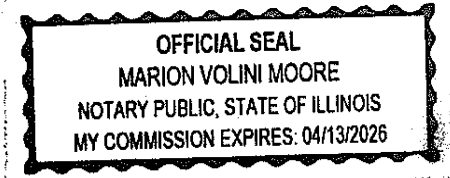
STATE OF IL

COUNTY OF Cook ss.

I, Marion Volini Moore, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Anita Miller, personally known to me to be the same person(s) whose name(s) is 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 13 day of November, 2023



[Signature]
(Notary Public)

Prepared by:
Marion Volini Moore
Attorney at Law
1055 W. Bryn Mawr Ave. Suite G
Chicago, IL 60660

Mail To:

HANUKA ANGIO
2952 N. RIDGEMAN AVE
CHICAGO, IL 60618

Name & Address of Taxpayer:

SAME AS
← LEFT

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

ANITA B. MILLER, being duly sworn on oath, states that she resides at 7051 N. Paulina, Chicago, IL 60626.

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.

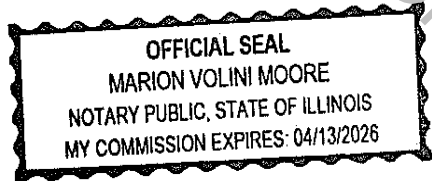
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of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

Anita Miller



STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 9th of November, 2023

[Signature]

Notary Public