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236NW 87608 EL
WARRANTY DEED

Doc# 2401746054 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 12:10 PM Pg: 1 of 3

Dec ID 20240101611783
ST/CO Stamp 0-071-148-592 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-356-918-320 City Tax: \$5,775.00

THE GRANTOR(S), JOHN D. GORBY and LAURA A. LUC GORBY, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY(S) and WARRANT(S) to BERNARD IJIMAKIN and KIMBERLY BELL-IJIMAKIN, husband and wife, the following described real estate situated in the County of Cook, in the State of Illinois, not as joint tenants, but as tenants by the entirety:

LOT 166 IN ELMORE'S FOREST GARDENS, A SUBDIVISION OF LOTS 1,2 AND 3 OF ERICKSON AND KINDSBERG'S SUBDIVISION OF THE EAST 35.63 ACRES, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO.: 13-09-211-034-0000

ADDRESS OF PROPERTY: 4866 West Balmoral Avenue, Chicago, IL 60630-1504

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

This conveyance is subject to (a) General real estate taxes not yet due or payable at the time of closing; (b) special assessments and taxes confirmed after this date; (c) building set-back lines; (d) recorded use or occupancy restrictions; (e) zoning laws and ordinances; (f) covenants, conditions and restrictions of record and building lines and easements of record; (g) perimeter public utility easements, drainage ditches, feeders, laterals, and drain tiles, provided that none underlie any existing improvements on the Premises.

[SIGNATURE PAGE TO FOLLOW]

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Dated this 12 day of January, 2024.

Xavier D'Souza

JOHN D. GORBY

~~X~~ LAURA A. LUGG CORRY

LAURA A. LUC GORBY

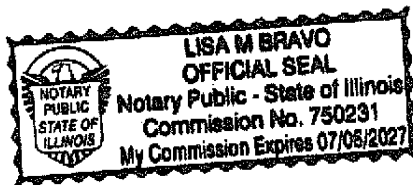
STATE OF ILLINOIS)
COUNTY OF COOK) SS
Kane

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN D. GORBY and LAURA A. LUC GORBY, 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 by hand and official seal this 12 day of January, 2024.

Commission expires:

(SEAL)



Handwritten signature

Notary Public

This Instrument was prepared by:

Aaron H. Reinke, Esq.
1250 Larkin Avenue, Suite 100
Elgin, IL 60123

Grantees' address and send subsequent tax bills to:

Bernard Ijimakin and Kimberly Bell-Ijimakin
4866 West Balmoral Avenue
Chicago, IL 60630-1504

When recorded return to:

Katrina Cox, Esq.
15255 S. 94th Ave., Suite 500
Orland Park, IL 60462

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PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois)
) ss
 County of ~~Cook~~ Kane)

JOHN D. GORBY, being duly sworn on oath, states that he resides at ARLINGTON HEIGHTS, Illinois. SSS

And further states that: (please check the appropriate box)

A. ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on January 17, 1959 and not involving any new streets or easements of access;
9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Will County, Illinois, to accept the attached deed for recording.

John D. Gorby
 JOHN D. GORBY

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS 17 DAY OF January, 2024.

Lisa M Bravo
 Signature of Notary Public

