

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED

ILLINOIS STATUTORY

24605741424

42

Doc#: 2411702132 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/26/2024 10:50 AM Pg: 1 of 3

Doc ID 20240401683368

ST/Co Stamp 2-033-846-576 ST Tax \$975.00 CO Tax \$487.50

City Stamp 0-960-104-752 City Tax \$10,237.50

Property of Cook County Clerk's Office

M.

THE GRANTOR(S), **CAROLYN ZAFIRIS**, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **CAMERON PAULSON** and **SAMANTHA PAULSON**, husband and wife, as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 414 AND THE EAST 15 FEET OF LOT 415 IN ELMORE'S WILDWOOD BEING A SUBDIVISION OF THAT PART OF THE NORTHERLY 80 ACRES OF THE NORTH EASTERLY HALF OF CALWELL'S RESERVATION BEING A TRACT OF LAND IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY, ACCORDING TO PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 8486322, IN COOK COUNTY, 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 yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): **10-32-403-006-0000**

Address of Real Estate: 6771 North Jean Avenue, Chicago, IL 60646

Dated this 25th day of April, 2024.

Carolyn Zafiris

M.

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CAROLYN M. ZAFIRIS, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 25th day of April, 2024.



(Signature) (Notary Public)

Prepared By: Peter E. Goschi, Esq.
 GOSCHI & GOSCHI, LTD.
 525 West Monroe Street
 Suite 2360
 Chicago, IL 60661

Mail To:

HAMBRECHT & GARDNER

36 PLAIN ST.

HINSDALE, IL 60521

Name & Address of Taxpayer:

Cameron & Samantha Paulson
 6771 North Jean Avenue
 Chicago, IL 60646

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

)
) SS. Escrow No.: 24GSA574142LP
)

CAROLYN ZAFIRIS, being duly sworn on oath, states that she resides at **6771 North Jean Avenue, Chicago, IL 60646**. 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-

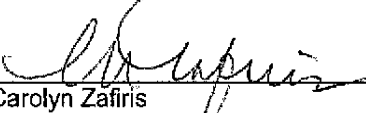
The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1953.

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.

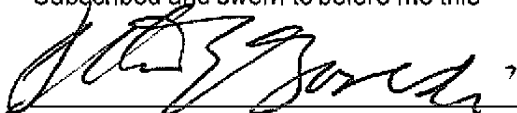


Carolyn Zafiris

STATE OF ILLINOIS
COUNTY OF COOK

)
) SS.
)

Subscribed and sworn to before me this 25th day of April, 2024.



Notary Public

