

Doc#: 2413124079 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/10/2024 9:40 AM Pg: 1 of 5

Dec ID 20240501692335

ST/Co Stamp 0-791-632-176 ST Tax \$300.00 CO Tax \$150.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Christine Alt, Esq.
0S560 Woodlawn
Wheaton, IL 60187

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Lucas Welsh and Karsen Welsh
2301 S. 18th Ave.
North Riverside, IL 60546

THE GRANTORS: Samuel Caldwell and Margaret Caldwell, husband and wife, of 2301 S. 18th Ave., North Riverside, IL 60546 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 **Lucas Welsh and Karsen Welsh, husband and wife, of Chicago, IL**, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **2301 S. 18th Ave., North Riverside, IL 60546**
PIN: **15-27-104-021-0000**

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.

Compliance or Exemption Approved
Village of North Riverside

By: Michelle Cooper

Date: 5/1/24

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DATED this 1st day of MAY, 2024.

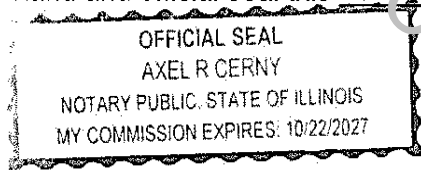
Samuel Caldwell
Samuel Caldwell

Margaret Caldwell
Margaret Caldwell

STATE OF ILLINOIS)
COUNTY OF DECATUR)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Samuel Caldwell and Margaret Caldwell**, 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 1st day of MAY, 2024.



AXEL R CERNY
Notary Public

NAME AND ADDRESS OF PREPARER:

David J. Winthers
Attorney at Law
1N141 County Farm Rd., Suite 230
Winfield, IL 60190

Clerk's Office

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LEGAL DESCRIPTION

Order No.: 24CND814006WH

For APN/Parcel ID(s): 15-27-104-021-000

THE NORTH HALF OF LOT 18 IN BLOCK 6 IN KOMAREK'S WEST 22ND STREET SUBDIVISION IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, 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 ILLINOIS

Escrow No.: 24CND814006WH

COUNTY OF DUPAGE

Samuel Caldwell and Margaret Caldwell, being duly sworn on oath, states that They resides at 2301 S 18th Ave, North Riverside, IL 60546. 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 They makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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PLAT ACT AFFIDAVIT (continued)

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

Samuel Caldwell & Margaret Caldwell AIF
 Samuel Caldwell

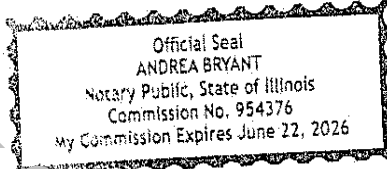
Margaret Caldwell & Samuel Caldwell AIF
 Margaret Caldwell

STATE OF Illinois

COUNTY OF DuPage

Subscribed and sworn to before me this 2nd of May, 2024

[Signature]
 Notary Public



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