

UNOFFICIAL COPY

Doc#: 242224121 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/9/2024 9:48 AM Pg: 1 of 5

Doc ID 20240701644286

AFTER RECORDING RETURN TO:

Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite 1
Cleveland, OH 44128
File No. 2032304

NAME AND ADDRESS OF TAXPAYER:

Adriane McElrath
2006 South 21st Avenue
Broadview, IL 60155

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 15-15-319-048-0000

WARRANTY DEED

THIS INDENTURE made and entered into on this 25 day of June, 2024, by and between **Adriane McElrath F/K/A Adriane Byrd, a married woman who acquired title as an unmarried woman, joined in execution by her spouse, Bruce McElrath**, residing at 2006 South 21st Avenue, Broadview, IL 60155 hereinafter referred to as Grantor(s) and **Adriane McElrath, a married woman**, residing at 2006 South 21st Avenue, Broadview, IL 60155, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2006 South 21st Avenue, Broadview, IL 60155

**VILLAGE OF BROADVIEW
CERTIFICATE OF COMPLIANCE**

UNOFFICIAL COPY

"Exempt under provision of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

6/25/2024
Date

Ann Marie Davis
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years; restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

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

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 25 day of JUNE, 2024.

Adriane McElrath F/K/A Adriane Byrd
Adriane McElrath F/K/A Adriane Byrd

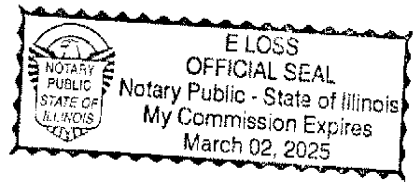
Bruce McElrath
Bruce McElrath

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on this 25 day of JUNE, 2024 by
Adriane McElrath F/K/A Adriane Byrd and Bruce McElrath.

[Signature]
(Signature of Notary Public)

Print Name: E. Loss
My commission expires: 03/02/2025



UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 25 FEET OF LOT 292 AND LOT 293; (EXCEPT THE SOUTH 15 FEET THEREOF) IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION ROOSEVELT ROAD AND 17TH AVENUE SUBDIVISION OF LOTS 1,2,3,4,5,7 AND 8 IN OWNER'S PARTITION OF THE SOUTH 83.2 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 15-15-319-048-0000

Property Commonly Known As: 2006 South 21st Avenue, Broadview, IL 60155

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JUNE 25, 2024
Adriane McElrath FKA Adriane Byrd

Signature: *[Signature]*
Grantor, or Agent

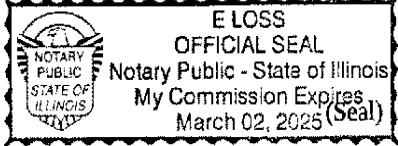
Print Name: Adriane McElrath FKA Adriane Byrd
Grantor, or Agent

Subscribed and sworn to before me by the said Adriane McElrath FKA Adriane Byrd

This 25 day of JUNE, 2024

Adriane Byrd
Bruce McElrath

Notary Public
My commission expires: 07/02/2025



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JUNE 25, 2024

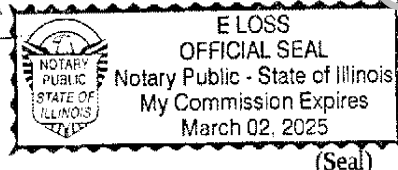
Signature: *[Signature]*
Grantee, or Agent

Print Name: Adriane McElrath
Grantee, or Agent

Subscribed and sworn to before me by the said Adriane McElrath

This 25 day of JUNE, 2024

Notary Public
My commission expires: 07/02/2025



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } ss.

Adriane McElrath being duly sworn on oath, states that she resides at 2005 South 27th Ave Berwyn IL 60157. 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 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 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one 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 not involve any new streets or easements 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 parcels 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 easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Adriane McElrath
Signature of Affiant
Print Name: Adriane McElrath

SUBSCRIBED and SWORN to before me
this 15 day of June, 2014.

[Signature]
Signature of Notary Public

