

# UNOFFICIAL COPY

**Prepared By:**

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Doc#: 1108055024 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2011 01:15 PM Pg: 1 of 5

**After Recording Mail To:**

Service Link  
4000 Industrial Boulevard  
Aliquippa, Pennsylvania 15001

**Mail Tax Statement To:**

Angela Patterson  
8246 South Indiana Avenue  
Chicago, Illinois 60619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

TITLE OF DOCUMENT

The Grantor(s) **Angela Patterson, formerly known as Angela Hull-Dukes, a married woman and joined by her spouse Alvin Patterson**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and warrant(s) to **Angela Patterson, a married woman**, whose address is 8246 South Indiana Avenue, Chicago, Illinois 60619, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

ALL THAT PARCEL OF LAND IN CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 5 IN WILLIAM R LOVELLS RESUBDIVISION OF PART OF BLOCK 21 IN SUBDIVISION BY HEIRS OF IRA WEBSTER OF THE NW 1/4 OF SECTION 34 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Site Address: **8246 South Indiana Avenue, Chicago, Illinois 60619**

Permanent Index Number: **20-34-120-041-0000**

Prior Recorded Doc. Ref.: **Deed: Recorded: October 24, 2002; Doc. No. 0021172297**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Eights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

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Dated this 8 day of December, 20 10.

Angela Patterson f/k/a

Angela Hull-Dukes

Angela Patterson, f/k/a  
Angela Hull-Dukes

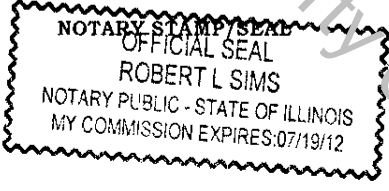
Alvin Patterson

Alvin Patterson

STATE OF Illinois)

COUNTY OF Cook) ss

The foregoing instrument was acknowledged before me this 8 day of December, 20 10, by **Angela Patterson, f/k/a Angela Hull-Dukes and Alvin Patterson.**



Robert L. Sims

NOTARY PUBLIC

Robert L. Sims

PRINTED NAME OF NOTARY

MY Commission Expires: 7-19-12

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

12/8/10  
Date

Angela Patterson  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois )  
COUNTY OF Cook ) **SS**

Angela Patterson, f/k/a Angela Hull-Dukes, being duly sworn on oath, states that he/she resides at **8246 South Indiana Avenue, Chicago, Illinois 60619** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

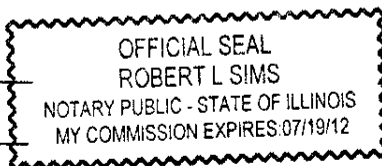
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Angela Patterson f/k/a  
Angela Hull-Dukes  
Angela Patterson, f/k/a  
Angela Hull-Dukes

SUBSCRIBED AND SWORN to before me this 8 day of December, 2010, Angela Patterson, f/k/a Angela Hull-Dukes.

Robert L. Sims  
Notary Public  
My commission expires: 7-19-12



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## Exhibit "A" Legal Description

ALL THAT PARCEL OF LAND IN CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 5 IN WILLIAM R LOVELLS RESUBDIVISION OF PART OF BLOCK 21 IN SUBDIVISION BY HEIRS OF IRA WEBSTER OF THE NW 1/4 OF SECTION 34 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BY FEE SIMPLE DEED FROM DEMITA L. SADDLER AND GEORGE L. SADDLER, WIFE AND HUSBAND AS SET FORTH IN DOC # 0021172297 DATED 09/30/2002 AND RECORDED 10/24/2002, COOK COUNTY RECORDS, STATE OF ILLINOIS.

Tax ID: 20-54-120-041-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of 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.

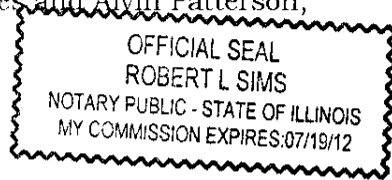
Dated December 8, 2010.

Signature: Angela Patterson f/k/a Angela Hull-Dukes  
Angela Patterson, f/k/a  
Angela Hull-Dukes

Signature: Alvin Patterson  
Alvin Patterson

Subscribed and sworn to before me by the said, Angela Patterson, f/k/a Angela Hull-Dukes and Alvin Patterson, this 8 day of December, 2010.

Notary Public: Robert L Sims  
Robert L Sims



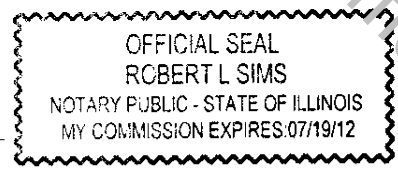
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 8, 2010.

Signature: Angela Patterson  
Angela Patterson

Subscribed and sworn to before me by the said, Angela Patterson, this 8 day of December, 2010.

Notary Public: Robert L Sims  
Robert L Sims



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)