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WARRANTY DEED



Doc#: 1315144036 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2013 11:39 AM Pg: 1 of 4

Mail to:

This space for recording information only

Name and Address of Tax Payer:
Bessie M. Miller
4512 South Leamington Avenue
Chicago, IL 60638

Exempt under provisions of Paragraph E of 35 IL CS 200/31-45, Real Estate Transfer Act.
Date: 4-12-13 Bessie M. Miller
Buyer, Seller or Representative

This WARRANTY DEED, executed this 12 day of April 2013, BESSIE M. MILLER, an unmarried woman, residing at 4512 South Leamington Avenue, Chicago, Illinois 60638 and LAWANDA Y. MILLER a single woman, residing at 4512 S Leamington Chicago IL hereinafter called GRANTOR, conveys and warrants to BESSIE M. MILLER, an unmarried woman, residing at 4512 South Leamington Avenue, Chicago, Illinois 60638, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 4 IN BLOCK 13 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 4; AND IN THE NORTH EAST QUARTER AND THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO TOMMY O. MILLER, BESSIE M. MILLER AND LAWANDA Y. MILLER, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY BY DEED FROM TOMMY O. MILLER AND BESSIE M. MILLER, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 2005 AS DOCUMENT NUMBER 0533302332, IN COOK COUNTY, ILLINOIS. DECEASED JOINT TENANCY AFFIDAVIT FOR TOMMY O. MILLER

City of Chicago
Dept. of Finance
644994



Real Estate
Transfer
Stamp

2 of 4

\$0.00

5/31/2013 9:52

DR43142

Batch 6,427,873

4

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RECORDED AUGUST 26, 2006 AS DOCUMENT NUMBER 0623740200.

Property Address: 4512 South Leamington Avenue, Chicago, IL 60638

Property Tax ID: 19-04-416-026-0000

The legal description was obtained from a previously recorded instrument.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenants with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land.

DATED THIS 12TH DAY OF APRIL, 2013

GRANTOR:

Bessie M. Miller

BESSIE M. MILLER

STATE OF ILLINOIS

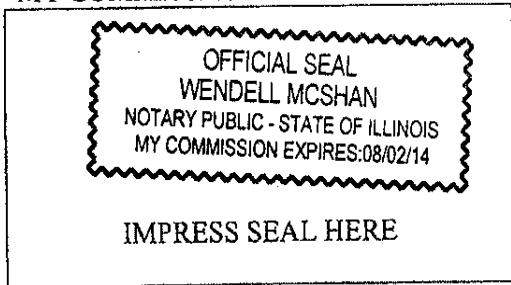
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BESSIE M. MILLER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my and official seal this 12TH day of APRIL, 2013

Wendell McShan
NOTARY PUBLIC

MY COMMISSION EXPIRES:



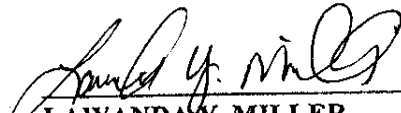
COOK COUNTY - ILLINOIS TRANSFER STAMP

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.

UNOFFICIAL COPY

DATED THIS 12th DAY OF April, 2013

GRANTOR:

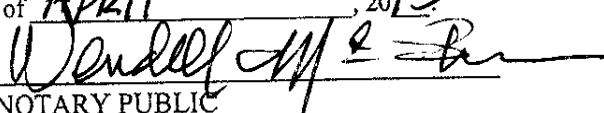


LAWANDA Y. MILLER

STATE OF ILLINOIS

COUNTY OF COOK

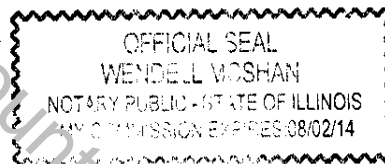
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LAWANDA Y. MILLER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth

Given under my and official seal this 12th day of APRIL, 2013


NOTARY PUBLIC

MY COMMISSION EXPIRES:

IMPRESS SEAL HERE



COOK COUNTY - ILLINOIS TRANSFER STAMP

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Prepared: P. DeSantis, Esq. 235 West Brandon Blvd., #191, Brandon, Florida 33511, 866-755-6300

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STATEMENT BY GRANTOR AND GRANTEE

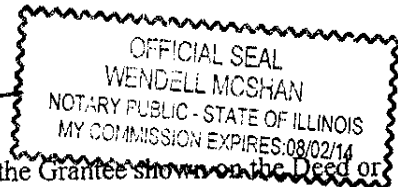
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate 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 April 12th, 2013.

Signature: *LAWANDA Y. MILLER*
Grantor or Agent

Subscribed and sworn to before me by the said LAWANDA Y. MILLER this 12th day of APRIL, 2013

Notary Public *Wendell McShan*



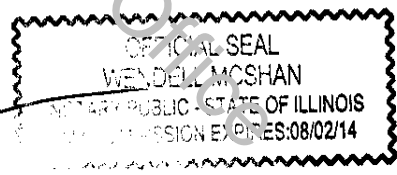
The Grantee of his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12 April, 2013

Signature: *Bessie M. Miller*
Grantee or Agent

Subscribed and sworn to before me by the said BESSIE M. MILLER this 12th day of APRIL, 2013

Notary Public *Wendell McShan*



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.

(Attached 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.)