

# UNOFFICIAL COPY



**RECORDING REQUESTED BY:**  
DONNA I. ELLISON-BELL

**Doc#:** 1436357165 **Fee:** \$52.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/29/2014 12:22 PM Pg: 1 of 8

**AND WHEN RECORDED MAIL TO:**  
Bell-Ellison, Donna I.  
c/o 52 East 137<sup>th</sup> Place  
Riverdale, Illinois [60827]

**DOCUMENT PREPARED BY:**  
Turner, Debra-Ann[Secured Creditor]  
U.S. Government Contracting Agent  
UCC1- 0000000181511585

**Mail all Tax Statements to the address above**  
APN #: 25-33-413-005-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## AFFIDAVIT

### CERTIFICATE OF ACKNOWLEDGEMENT FOR THE ACCEPTANCE OF DEED

I, **Donna I. a woman, of the family Ellison, made in the Creator's image**, with indefeasible title to my land and lawful owner of the landed Estate known as DONNA ELLISON-BELL and its real property and interest, under the seal: "Donna Ellison-Bell," and any or all derivations thereof, am recorded as the grantee on the Warranty Deed for the real property described on the attached certified copy of said deed. Said Warranty Deed is document number 0030096655, dated 17th of December, 2002 and recorded February 21, 2003 in the office of register of deeds, COOK COUNTY RECORDER OF DEEDS, STATE OF ILLINOIS, and is attached and made a part hereof.

**LET IT BE KNOWN BY THESE PRESENT**, that it is my free will act and deed to execute this Affidavit of Acknowledgement for my Acceptance of the Warranty Deed, recorded in **Mat Book 219, Book 90, Page 47 PIN#25-33-413-005; 52 East 137<sup>th</sup> Place, Riverdale, Illinois** and lawful ownership of the property under the terms of the deed as my claim -of unalienable right. I command that the record on file in the office of register of deed be updated to show my acceptance of the deed, as lawful owner of the real estate. All other real property and interest issued for this real estate and its gain is to be immediately returned to me.

Further let it be known by these presents that I accept the oaths of "all public officers" and bind them to such, as well as bestow my sovereign immunity on them while administering my lawful orders. This public record under the seal of a competent court is guaranteed full faith and credit per Article 4 Section 1 of your Constitution. Any officer of the public who does not immediately carry out these lawful orders acknowledges warring with the constitution, and committing treason. So let it be written, so let it be done.

Donna I. Ellison-Bell, on this 12/23 of December, 2014, do hereby swear under oath, attest and affirm I have prepared this document for the sole purposes as set forth herein, and not for any other purpose and not to mislead, obstruct, obscure or impede the rightful due processes as provided by law, public codes and legal statutes. As the below signatory claimant I declare under penalty of perjury that this instrument is not recorded for the purpose of slandering title to real property and is filled with good faith and clean hands to preserve my interest as described, and as signatory claimant hereby enter this into the public record based on informed firsthand knowledge and stating that the herein contained information is true, correct, complete and certain and claimant will testify to the veracity thereof.

Witness my Hand and Seal as my freewill act and deed:

By: Donna I. Ellison-Bell  
Donna I. Ellison-Bell without prejudice

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## ATTESTATION OF NOTARY AND ADMINISTERING OF OATH

I, Noel Rodriguez, the below subscribed Notary in and for the State of Illinois, do solemnly attest that I administered and Oath to the woman as the living being who sworn to the veracity and validity of this *Affidavit and Certificate of Acknowledgement for the Acceptance of Deed*, that she did so of her own freewill act and deed, and that I personally witnessed her execution of same with original wet ink signature and seal as entered above. Be it further known by these presents that I, Christine Ellison, as Witness for the herein matter, on this 23<sup>rd</sup> day of December 2014, am a third party and not a party to the matter. As Witness in this matter I am acting for the purpose of taking and administering the oath of the party as stated and of sealing same into the public record.

Christine Ellison

**Affirmed on the date as set forth herein**

**“Indeed, no more than such affidavits are necessary to make the prima facie case.”**

*United States v. Kis, 658 F.2d 526 (1981)*

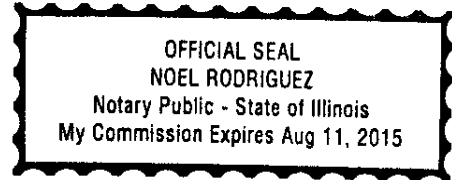
State of Illinois )  
 )  
 ) Sworn and Subscribed **JURAT**  
 )  
 County of Cook )

Subscribed and sworn to (or Affirmed) before me on this 23 day of December, Two Thousand Fourteen, by Donna Ellison-Bill, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Noel Rodriguez  
 NOTARY PUBLIC

12/23/14  
 DATE

My Commission Expires: Aug 11, 2015



**EXHIBIT A: Certified Copy of Warranty Deed**, Record Number 0030096655, 3-pages recorded on 01/21/2003; and the back of page 3 which is *certified* copy from the Cook County Recorder of Deeds, State of Illinois. Permanent Real Estate Index Number: 25-33-413-005; Address of Real Estate: 52 East 137<sup>th</sup> Place, Riverdale, Illinois.

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# UNOFFICIAL COPY

## AFFIDAVIT AND CERTIFICATE OF ACKNOWLEDGEMENT FOR THE ACCEPTANCE OF DEED WITH ATTESTATION OF NOTARY AND ADMINISTERING OF OATH

STATE OF ILLINOIS ) ACKNOWLEDGEMENT AND ACCEPTANCE OF DEED  
 )  
 COUNTY OF COOK )

I, Donna I. Ellison the living woman in the capacity of **DONNA I. ELLISON-BELL** am recorded as the ("Grantee") on the deed for the real estate address as described on the attached *certified copy* of said deed. It is my freewill act and deed, to execute this acknowledgement of the deed and acceptance of lawful ownership of the property under the terms of the deed. I, the **GRANTEE** ask that the record on file in the office of **Register of Deeds** be updated to show my acceptance of the deed as the lawful owner of the real estate located at: 52 East 137<sup>th</sup> Place, Riverdale, Illinois [60827]; accordingly I, Donna Ellison-Bell reserve all equitable ownership and equitable title to my land and property there upon.

LOT 4 IN RAHN'S RESUBDIVISION OF LOTS 21 TO 28, INCLUSIVE, AND VACATED ALLEY IN BLOCK 21 IN THE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Index Number: 25-33-4 3-005-0000  
 Address of Real Estate: 52 East 137<sup>th</sup> Place, Riverdale, Illinois 60827

We, the undersigned witnesses, do hereby swear or affirm that: **Donna L. Ellison-Bell**, has stated to us that it is her freewill act and deed to execute his acceptance of the said deed and lawful ownership of the property under the terms of the deed and to record this "Acknowledgement/Acceptance of Deed" along with the *certified copy* of the "Warranty Deed" from the Illinois Cook County Recorder of Deeds.

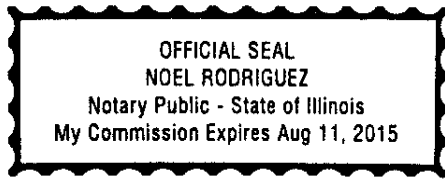
*Christie Ellis* \_\_\_\_\_ Date: 12/23/14  
 Common Law Witness  
*Shalonda Bell* \_\_\_\_\_ Date: 12/23/14  
 Common Law Witness  
*Sam Ellison* \_\_\_\_\_ Date: 12/23/14  
 Common Law Witness

Done under my hand and seal of my freewill act and deed  
 By: *Donna L. Ellison-Bell* \_\_\_\_\_ 12-23-14  
 Bell-Ellison, Donna I Date

State of Illinois )  
 ) ss.  
 County of Illinois )

On this 23 day of December, before me the subscriber Donna L. Ellison-Bell, appeared: Donna Ellison, to me known to be the living woman described in and who executed the foregoing instrument and acknowledged before me that she executed the same as her freewill act and deed.

*[Signature]* \_\_\_\_\_ Aug 11, 2015 Notary Stamp  
 Notary Public Signature My Commission Expires



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0030096655

4670/0073 90 001 Page 1 of 3  
2003-01-21 11:56:01  
Cook County Recorder 28.50



*Not on 2/14*  
*02-16314*

Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(Corporation to Individual)**



Property of Cook County Clerk's Office

**THE GRANTOR, GIBRALTER PROPERTIES LIMITED**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S) to DONNA ELLISON**

**(GRANTEE'S ADDRESS) 52 EAST 137th PLACE, RIVERDALE, Illinois 60827**

of the County of COOK, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

(3)

**SUBJECT TO:** general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002

Permanent Real Estate Index Number(s): 25-33-413-005-0000  
Address(es) of Real Estate: 52 EAST 137th PLACE, RIVERDALE, Illinois 60827

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its PRESIDENT, and attested by its SECRETARY this 17 day of October, 2002.

GIBRALTER PROPERTIES LIMITED

By Maurice Moore  
MAURICE MOORE  
PRESIDENT

Attest Maurice Moore  
MAURICE MOORE  
SECRETARY

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1530096655

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that MAURICE MOORE, personally known to me to be the PRESIDENT of the GIBRALTER PROPERTIES LIMITED, and MAURICE MOORE, personally known to me to be the SECRETARY of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such MAURICE MOORE and PRESIDENT they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of Dec 2002



*[Signature]*  
\_\_\_\_\_  
(Notary Public)

Prepared By: MARK J. HELFAND  
180 NORTH LASALLE - SUITE 1916  
CHICAGO, Illinois 60601

Mail To:  
DONNA ELLISON  
52 EAST 137th PLACE  
RIVERDALE, Illinois 60827

Name & Address of Taxpayer:  
DONNA ELLISON  
52 EAST 137th PLACE  
RIVERDALE, Illinois 60827



STATE OF ILLINOIS

STATE TAX

JAN. 21. 03

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 000004799

0007000
FP225660

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

JAN. 21. 03

REVENUE STAMP

# 0000095736

0003500
FP326670

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**UNOFFICIAL COPY** 1830096655

**EXHIBIT 'A'**  
**Legal Description**

LOT 4 IN RAHN'S RESUBDIVISION OF LOTS 21 TO 28, INCLUSIVE, AND VACATED ALLEY IN BLOCK 21 IN THE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0030016655

DEC 16 14

*[Signature]*  
RECORDED & INDEXED

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## Exhibit B

### “Affidavit of Truth”

*On the record, for the record, let the record show...*

1. Definition of “Deed”.....at common law, a sealed instrument, containing a contract or covenant, delivered by the party to be bound thereby, and accepted by the party to whom the contract or covenant runs....” Black’s Law Dictionary, Sixth Edition, 1990, page 414.
2. According to Bouvier’s Law Dictionary and the quoted case under the “To Record” definition “the act of recording was incomplete without a certificate of the acknowledgement....”
3. ....one must do a “Certificate of Acknowledgement” of Acceptance of the Deed contract in order for his or interest in the property to be duly recorded and their ownership established.
4. Black’s and Bouvier’s Law Dictionaries defines them “Deed(s)” are conveyancing contracts.... “Therefore, deeds at common law are bilateral “Contracts” that need to be accepted to be complete. A contract must be offered and accepted. If one never signed in acceptance and acknowledgment of the deed contract the contract is “incomplete”.
5. One completes possession of the (legal/equitable) title rights to ownership of the land and property by signing in acceptance and acknowledgement of the deed contract. Deed contracts that are unduly, or de facto, recorded are not considered as giving proper notice.
6. Accordingly to give proper notice, the deed instrument recorded must be such as is authorized to be duly recorded and the registry of the instrument must have been made in compliance with the law and with regard to deeds that means the deed contract must be “accepted by the grantee to be a completed contract”.

It is therefore without reservation that the attached Affidavit – Certificate of Acknowledgment for the Acknowledgment and Acceptance of Deed is of my free act and will as “grantee”. More-so, I have securely applied due process of completion of legal/equitable title rights to ownership of the land and property for 52 East 137<sup>th</sup> Place, Riverdale, Illinois; Property Identification Number (PIN) 25-33-413-005-0000. I am not a tenant, but the legal and lawful owner of 52 East 137<sup>th</sup> Place, Riverdale Illinois. Any and all disputes to my equitable ownership and title to my land and property and lawful claim will be challenged under Article 11 Courts of the U.S.

Witness my Hand and Seal as my freewill act and deed:

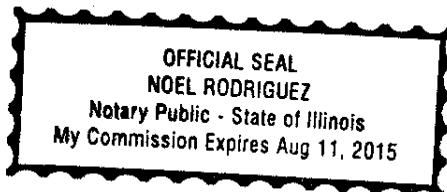
By: Donna Ellison 12-23-14  
 Ellison, Donna All Rights Reserved Date

Subscribed before me on this 23 day of December, Two Thousand Fourteen,

by Donna C Ellison, proved to me on the basis of satisfactory evidence to be the person appeared before me.

[Signature] 12/23/14  
 NOTARY PUBLIC DATE

My Commission Expires Aug 11, 2015 <sup>Seal</sup>



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