

# UNOFFICIAL COPY



Doc#: 1514144045 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/21/2015 02:37 PM Pg: 1 of 5

Prepared By: Daniel Morris, Esq., Deeds on Demand, PC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to:  
Wilma J. Linnear and William Linnear, 7035 South Green Street, Chicago, IL 60621

Return to: Title 365-Coraopolis, <sup>400</sup> Rouser Road, Building <sup>3</sup> <sup>5th Floor</sup> ~~2~~, Suite ~~201~~, Coraopolis, PA 15108

Permanent Real Estate Index Number: 20-20-431-012-0000

## WARRANTY DEED

15111-57  
**BOX 162**

WILMA J. LINNEAR, married, whose mailing address is 7035 South Green Street, Chicago, IL 60621, (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto WILMA J. LINNEAR and WILLIAM LINNEAR, wife and husband, as tenants by the entirety with rights of survivorship, whose address is 7035 South Green Street, Chicago, IL 60621, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 22 in Robson Weddel's Subdivision of the South 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to Grantor by deed recorded in Doc. # 1423045040 in the Office of the County Recorder for Cook County, State of Illinois.

Property Address: 7035 South Green Street, Chicago, IL 60621

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 44546**

CCRD REVIEWER 

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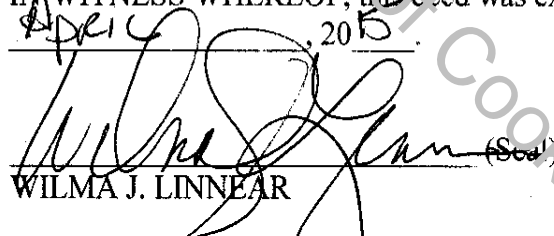
AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 6<sup>th</sup> day of April, 2015.

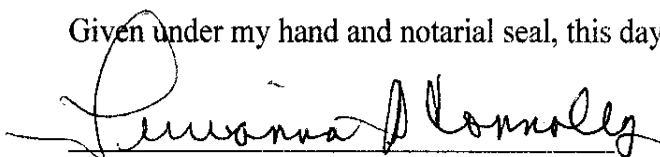
  
WILMA J. LINNEAR (Seal)

4/6/15

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, WILMA J. LINNEAR, is 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 said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of April 6, 2015.

  
Notary Public  
My Commission expires: 10/13/16



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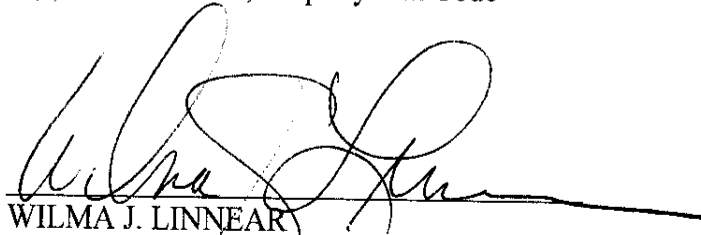
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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31-45, Property Tax Code

Date: 4/6/15

Signature of Grantor:

  
WILMA J. LINNEAR

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Finance  
687913



Real Estate  
Transfer  
Stamp

\$0.00

Batch 9,884,270

5/21/2015 13:40  
dr00155

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

State of Illinois

} ss.

County of Cook

Samantha Messersmith Wilma J. Linnear and  
 \_\_\_\_\_, being duly sworn on oath, states that William Linnear resides  
 at \_\_\_\_\_. 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.

Wilma J. Linnear and  
 Affiant further state that William Linnear makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Samantha Messersmith  
 \_\_\_\_\_

SUBSCRIBED and SWORN to before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

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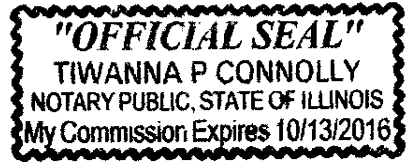
## STATEMENT BY GRANTOR AND GRANTEE

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 April 6, 2015

Signature: *William J Linner*  
Grantor or Agent

Subscribed and sworn to before me Tiwanna P. Connolly  
By the said WILMA J LINNER  
This 6<sup>th</sup> day of APRIL, 2015  
Notary Public Tiwanna P. Connolly



The **grantee** or 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.

Date APRIL 6, 2015

Signature: *William J Linner*  
Grantee or Agent

Subscribed and sworn to before me Tiwanna P. Connolly  
By the said WILMA J LINNER AND WILLIAM LINNER  
This 6<sup>th</sup> day of APRIL, 2015  
Notary Public Tiwanna P. Connolly



**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.)