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The Grantors, Frank Sanders, Jr., married to Erana Sanders, of Washington, District of Columbia, Frank Sanders, Sr. and Claudia R. Sanders, married to each other, of Fresno, California, and C. Deborah Johnson-Daniel, married to Linzie Daniel, of Fresno, California, for and consideration $\circ f$ the sum of



1532122014 Fee: \$50.00 RHSP Fee;\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/17/2015 08:30 AM Pg: 1 of 7

consideration of the sum of Ien
Dollars (\$10,00) and other good and
valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY
and WARRANT to the Grantee, ROBERT TATE, , who resides at 11314 S. Flank
Avenue, Chicago, Ilinois 60628, in the county of Cook, the following described real estate:
See Legal Description Attached.
Ox
Permanent Index Numbers: 20-28-220-034-0000
Commonly known as: 154 W. 74th Street, Chicago, Illinois 60621
SUBJECT TO: (1) General Taxes for the year 2015 and subsequent years, and (2) Covenants, Condition
and Restrictions of record.

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 the above granted premises unto the party of the second part forever.

day of OCTOBER

Frank Sanders, Jr.

DISTRICT OF COLUMBIA

) SS.

CITY OF WASHINGTON

Old Republic Title 9501 Southwest Highway Cek Lawn, IL 60453

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANK SANDERS, JR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of October, 2015.

Notary Public:

My Commission Expires: 0.7/31/2019

CORD REVIEWE

1532122014 Page: 2 of 7

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Dated the day of Oct., 2015.	
Jul Sancers Si. Frank Sanders, Sr.	
STATE OF) SS.	
STATE OF	
I, the undersigned, a Notary Public in and for CERTING THAT FRANK SANDERS, SR., personal subscribed to the foregoing instrument, as having experson, and admowledged that he signed, sealed, voluntary act for the uses and purposes therein set for homestead.	and delivered the said instrument as his free and
Given under my hand and official seal, this _	day of, 2015.
[SEAL] Notary Public:	My Commission Expires:
*********	See Attached
Dated the day of . , 2015.	77/2
Cleudy Sand	C
Claudia R. Sanders	74,
STATE OF) SS. COUNTY OF)	
CERTIFY THAT CLAUDIA R. SANDERS, person is subscribed to the foregoing instrument, as having person, and acknowledged that she signed, sealed voluntary act for the uses and purposes therein set homestead.	for said County, in the State after aid, DO HEREBY nally known to me to be the same of son whose name g executed the same, appeared before me this day in and delivered the said instrument as her free and forth, including the release and waiver of the right of
Given under my hand and official seal, this	day of, 2015.
[SEAL] Notary Public:	My Commission Expires:

1532122014 Page: 3 of 7

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$=$ 7 () α $+$ α		
Dated the day of, 2015.		
Della Chlas		
C. Deborah Johnson-Daniel		
STATE OF		
COUNTY OF)		
I, the undersigned, a Notary Public in and for CERTILY FHAT C. DEBORAH JOHNSON-DANI whose name is subscribed to the foregoing instrument this day in person, and acknowledged that she signed, and voluntary act for the uses and purposes therein set homestead.	EL personally knows, as having execused, and deliver forth, including the	own to me to be the same person ted the same, appeared before me ared the said instrument as her free e release and waiver of the right of
Given under my hard and official seal, this	day of	, 2015.
[SEAL] Notary Public:	My (Commission Expires:
[SEAL] Notary Public:	See +	Attached
	, D _Z ,	
	See -	
		S Ox

1532122014 Page: 4 of 7

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT	CIVIL CODE § 1189
A notary public or other officer completing this certificate verifies only the identi document to which this certificate is attached, and not the truthfulness, accuracy,	ty of the individual who signed the or validity of that document.
State of California)	
County of Fresno)	
Maria C Aldro	te, Notary Public,
OII OCCODE LET LOTE DOTO THE	and Title of the Officer
Frank Condors S	
personally appeared Frank Sanders S Name(s) of Signer(s)	7
of the State of Califor is t ue and correct. W TN.ESS my hand a MARIA S. ALDRETE Commission # 2066149 Notary Public - California Signature	from the instrument the person of, trument. TY OF PERJURY under the laws rain that the foregoing paragraph
Place Notary Seal Above	.0
Though this section is optional, completing this information can dete fraudulent reattachment of this form to an unintended Description of Attached Document	ed document.
Title or Type of Document: Warranty Deed Document	
Number of Pages: Signer(s) Other Than Named Above:	N/A
□ Partner − □ Limited □ General □ Partner − □ Individual □ Trustee □ Guardian or Conservator □ Trustee □ Other: □ Other:	cer — Title(s): Limited

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1532122014 Page: 5 of 7

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLED		CIVIL CODE § 1189
A notary public or other officer completing this certificate is attached, and no	ficate verifies only the id	dentity of the individual who signed the acy, or validity of that document.
State of California)	
County of Fresno)	
On October 27, 2015 before me,	Maria S Al	drete, Notary Public,
Late		rme and Title of the Officer
personally appeared	Claudia R Sa	nders
personally appeared	Name(s) of Sig	
who proved to me on the basis of satisfactors subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that bor the entity upon behalf of which the purson(s	owledged to me that y his/her/their signature) acted, executed the l certify under PE of the State of Ca is t ue and correct	re/sne/they executed the same in re/s) on the instrument the person(s), instrument. NALTY OF PERJURY under the laws alifornia that the foregoing paragraph
MARIA S. ALDRETE Commission # 2066149 Notary Public - California Fresno County My Comm. Expires Apr 28, 2018	Signature	Signature of Notary Public
Ol Al Love Oral Above		
Place Notary Seal Above	OPTIONAL -	
Though this section is optional, completing fraudulent reattachment of	this information can d	deter alteration of the document or ended document.
Description of Attached Document	Danad Do	10/27/2015
Title or Type of Document: Warrant Number of Pages: Signer(s) Other	<u>V Deed</u> Do Than Named Above	· N/A
	man Named 7150vo	
Capacity(ies) Claimed by Signer(s) Signer's Name: Claudia R Sanders	Signer's Nam	ne:
☐Corporate Officer — Title(s):	Corporate	Officer — Title(s):
☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact		☐ Limited ☐ General ☐ Attorney in Fact
☐Trustee ☐ Guardian or Conservator	Trustee	☐Guardian or Conservator
Other:	Other: Signer Is Be	presenting:
. minute da Demeatillium.		

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1532122014 Page: 6 of 7

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CALIFORNIA ALL-PURPOSE ACKNOWLI		CIVIL CODE § 1189
A notary public or other officer completing this condocument to which this certificate is attached, and	ertificate verifies only the	dentity of the individual who signed the acy, or validity of that document.
State of California)	
County of Fresno	_)	
On October 27, 2015 before me, _		Idrete, Notary Public , ame and Title of the Officer
personally appeared	C. Deborah John	son Daniel
personally appeared	Name(\$) of Sig	
subscribed to the within instrument and ac hie/her/their authorized capacity(ies), and that or the entity upon behalf of which the pursor the entity upon behalf of which the pursor MARIA S. ALDRETE Commission # 2066149 Notary Public - California Fresno County My Comm. Expires Apr 28, 2018	t by his/her/their signat h(s) acted, executed the I certify under PE of the State of C is true and corre	ure(s) on the instrument the person(s), e instrument. :NALTY OF PERJURY under the laws alifornia that the foregoing paragraph
Place Notary Seal Above		S
Though this section is optional, completin fraudulent reattachment	OPTIONAL ng this information can of this form to an unin	deter alteration of the document or tended document.
Description of Attached Document Title or Type of Document: Warra	inty Deed D	ocument Date: 10/27/2015
Number of Pages: Signer(s) Other	er Than Named Above	
Capacity(ies) Claimed by Signer(s) Signer's Name: C. Deborah Johnson D		ne:
Corporate Officer — Title(s):		Officer — Title(s):
☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservation ☐ Other:	☐Partner — ☐Individual tor ☐Trustee ☐Other: _	☐ Limited ☐ General ☐ Attorney in Fact ☐ Guardian or Conservator
Signer Is Representing:	Signer Is Re	presenting:

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LEGAL DESCRIPTION:

LOT 10 IN RESUBDIVISION OF LOTS 13 AND 14 IN BLOCK 1; LOTS 13 AND 14 IN BLOCK 2; LOTS 14, 15, 16 AND 17 IN BLOCK 3 IN ERWIN AND VEDDERS SUBDIVISION OF BLOCKS 1, 2 AND 3 OF TABOR'S ADDITION TO EGGLESTON, BEING A SUBDIVISION OF EAST 25 ACRES OF NORTH 1/2 OF SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 154 W. 74th Street, Chicago, Illinois 60621; P.I.N. 20-28-220-034-0000

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS.

This Instrument Prepared By: Tiffanie B. Poweii Tiffanie B. Poweil & Associates, P.C. 4749 Lincoln Mall Drive, Suite 202 Matteson, IL 60443

After recording, this instrumera should be returned to: Jason H. Sherwood 218 N. Jefferson, Suite No. 401 Chicago, Illinois 60661

Send Future Tax Bills To:

Robert Tate 154 W. 74th Street Chicago, Illinois 60621

C/OPTS OFFICO

REAL ESTATE TRANSFER TAX

16-Nov-2015

CHICAGO:

447.00 CTA:

TOTAL:

1.564.50

1.117.59

20-28-220-034-0000 | 20151001639904 | 1-156-245-568

REAL ESTATE TRANSFER TAX		16-Nov-2015	
4		COUNTY:	74.50
	ILLINOIS:	149.00	
		TOTAL:	223.50
20-28-22	0-034-0000	20151001639904	1-656-088-640