

UNOFFICIAL COMMISSION OF THE PROPERTY OF THE P

Doc#: 1618915161 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 07/07/2016 02:56 PM Pg: 1 of 4

After Recording Return to: FNC Title Services, LLC 1300 Piggard Drive, Suite #10

1300 Piccard Drive, Suite #105 Rockville, MD 20850

Order Number:

2016-04-524

Instrument Prepared by:

Kevin T, Kavanaugh, Esq. 3331 W, Big Beaver, Ste. 109 Froy, MI 48084 Licensed J. JL, Bar ID No. 6280331

Mail Tax Statements To:

Walter A. Jones and Carol J. Jones 1216 West Green Acres Lauc Mount Prospect, H. 60056

Tax Parcel ID# 08-14-120-019-0000

WARRANTY DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code having consideration of less than \$100.00.

By: CAROL I JONES, Trustee, date 6:3-/6

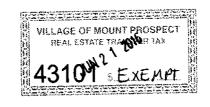
This WARRANTY DEED executed this 5 day of 500E, 2016. WITNESSETH, CAROL J. JONES, as Trustee of THE CAROL J. JONES DECLARATION OF TRUST DATED OCTOBER 22, 2002, of the County of Cook, State of Illinois, hereinafter called "GRANTOR," whether one or more, does hereby grant to WALTER A JONES and CAROL J. JONES, husband and wife, not as tenants in common, nor as joint tenants with right of survivorship, but as Tenants by the Entirety, residing at 1216 West Green Acres Lane, Modal Prospect, IL 60056, hereinafter called "GRANTEE," whether one or more:

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 \$0.00, Zero Dollars and No Cents and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Tax ID#: 08-14-120-019-0000



PY TEE NO SCY INTYW

1618915161 Page: 2 of 4

UNOFFICIAL COPY

PROPERTY ADDRESS: 1216 West Green Acres Lane, Mount Prospect, IL 60056

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 GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple: that the GRANTOR has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Subject to: covenants, conditions and restrictions of record; and taxes from 2016 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

IN WITNESS WHEREOF, GRANTO? has hereunto set his hand and seal the day and year first written above.

STATE OF ILLINOIS

I. ROWEY AEDO

, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that CAROL J. JONES, as Trustee of THE CAROL J. JONES DECLARATION OF TRUST DATED OCTOBER 22, 2002, personally known to the to be the same person(s) whose name(s) 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 ber free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 3 day of

OFFICIAL SEAL
RODNEY REDD
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 11, 2020

Koling K

Notary Public

My commission expires: 4-11-20

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

1618915161 Page: 3 of 4

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

The following described real estate situated in the County of Cook and State of Illinois, to-wit:

Lot 103 in Green Acres Unit 3, being a Subdivision of part of the East 1/2 of the North West 1/4 of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 11, 1964 as Document 19042272, in Cook County, Illinois.

Being the same property conveyed from WALTER A. JONES and CAROL J. JONES, husband and wife to CARGO LIONES, as Trustee under the provisions of a trust agreement dated the 22nd day of October, 2002, and known as THE CAROL J. JONES DECLARATION OF TRUST, dated October 22, 2002, recorded October 24, 2002, as Document No. 0021171091, in Cook County Records.

Assessor's Parcel No. 05 14-120-019-0000

t Green Ac. Property Address: 1216 West Green Acres Lane, Mount Prospect, IL 60056

1618915161 Page: 4 of 4

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois

corporation or foreign corporation authorized to do business or acpartnership authorized to do business or acquire and hold title to	
as a person and authorized to do business or acquire title to real	1
DATED: U 29 1,201U	SIGNATURE:
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who wilnesses the GRANTOR signature.	
Subscribed and worm to before me, Name of Notary Public:	
By the said (Name of Grantor). NCTOPIA RUBINSON	AFFIX NOTARY STAMP BELOW
On this date of: 1 29 1,20 10 NOTARY SIGNATURE: WILLIAM (101 X V) (101 X)	Melinda Alban NOTARY PUBLIC Carroll County, Maryland
NOTART GIOWATONES. TOTAL	My Commission Expires: 152020
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: U 29 , 20 SIGNATURE: GRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.	
Subscribed and sworn to before me, Name of Notary Public:	0
By the said (Name of Grantee): VICTORIA ROBINSON	AFFIX NOTARY STAME BELOW
On this date of: U 29 , 20 U	Melinda Alban NOTARY PUBLIC
NOTARY SIGNATURE: MUNICIPALITY	Carroll County, Maryland My Commission Expires: 15/2020
A	No. of the Control of

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

revised on 10.6.2015