

UNOFFICIAL COPY

This Instrument prepared by:

Keil M. Larson
Attorney at Law
35 East Wacker Drive Suite 650
Chicago, Illinois 60601
keil@keillarson.com

And after recording return to:

Keil M. Larson
Attorney at Law
35 East Wacker Drive Suite 650
Chicago, Illinois 60601
keil@keillarson.com



17040130370

Doc# 1704013037 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/09/2017 11:34 AM PG: 1 OF 5

Deed is exempt per 35 ILCS 200/31-45 (e)
Keil Larson attorney

WARRANTY DEED

THIS WARRANTY DEED is made as of this 6th day of February 2017, between **Joseph Benson** a married man of 7642 South Cornell Avenue Chicago, Illinois ("Grantor"), and **Pamela Williams**, an unmarried woman of 6947 S South Chicago Avenue, Chicago, Illinois ("Grantee"). **This is non-homestead property.**

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property").

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[SIGNATURE PAGE FOLLOWS]

CCRD REVIEWER

R1870

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

By: Joseph Benson
Name: Joseph Benson

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Keil Larson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Joseph Benson**, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of February, 2017


Keil Larson
Notary Public

Commission Expires:





Mail subsequent tax bills to:

Pamela Williams
6947 South South Chicago Avenue
Chicago, Illinois 60637

REAL ESTATE TRANSFER TAX		09-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-25-317-006-0000 | 20170201610615 | 2-117-845-696

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-25-317-006-0000 | 20170201610615 | 2-078-941-888

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

Lot 34 in Block 23 in Southfield, a Subdivision of Blocks 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31, and 32 in James Stinson's Subdivision of East Grand Crossing in the Southwest 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 20-25-317-006-0000

Common Address: 7719 South Cornell Avenue, Chicago, Illinois 60649

Property of Cook County Clerk's Office

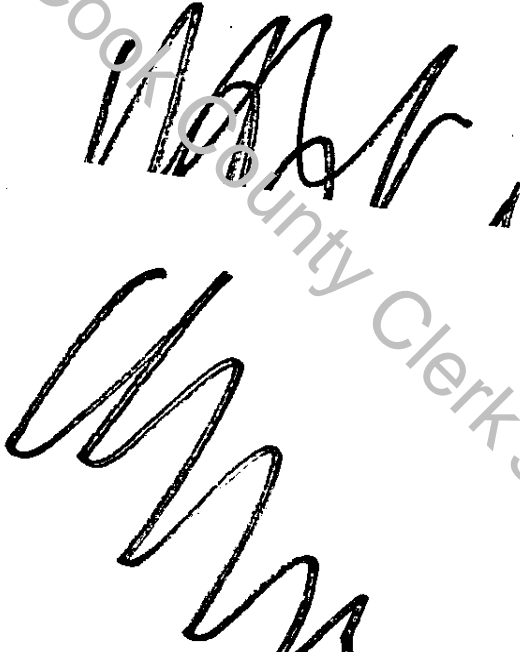
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EXHIBIT B

PERMITTED EXCEPTIONS

1. Leases affecting the Property as of the date hereof.
2. Real estate taxes for the year 2016, a lien not yet due and payable.
3. Matters done or suffered by Grantee or its agents.

Property of Cook County Clerk's Office

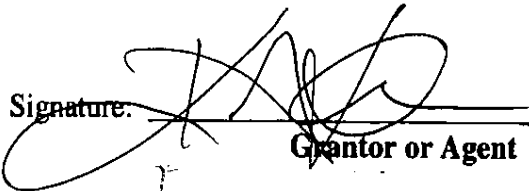


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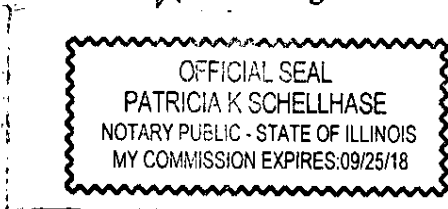
STATEMENT BY GRANTOR AND GRANTEE

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 2-6-2017, 2017

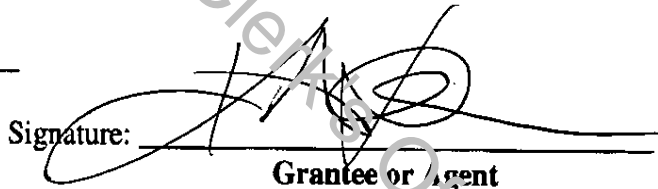
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Karl Larson Attorney
This 6 day of Feb, 2017
Notary Public Patricia K Schellhase



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 2-6-17, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Karl Larson Attorney
This 6 day of Feb, 2017
Notary Public Patricia K Schellhase



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.)