

UNOFFICIAL COPY



1704810140

Doc# 1704810140 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/17/2017 11:00 AM PG: 1 OF 3

MAIL TO:

Geneva Gipson
1503 W. 73rd Street
Chicago, IL 60636

This indenture made this 24th day of January, of 2016, between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 16th day of May, 1995, and known as Trust Number 14873, party of the first part and Geneva T. Gipson whose address is 1503 W. 73rd Street, Chicago, Illinois 60636 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 333 in Britigan's Westwood, being a subdivision of the East Half of the Southeast Quarter of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, (Except the South Half of the Northeast Quarter of the Southeast Quarter of said Section 24 aforesaid) in Cook County, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SECTION 4, REAL ESTATE TRANSFER ACT. (NO MONEY EXCHANGED)

PIN: 19-24-418-003-0000

Common Address: 2519 W. 69th Street, Chicago, Illinois

Geneva T. Gipson
BUYER, SELLER OR AGENT

1-25-17
DATE

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its ATO and attested by its AVP&TO the day and year first above written.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

FIRST AMERICAN TITLE
FILE # 2883934

Attest:

[Signature]
Thomas Mulqueen III, AVP & TO

By:

[Signature]
Joy L. Hooper, ATO

S Y
P 36/29
S N
SC X
INT dt

UNOFFICIAL COPY



STATE OF Illinois COUNTY OF Cook}

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Joy L. Hooper of the STANDARD BANK AND TRUST COMPANY and Thomas Mulqueen, III of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ATO and AVP & TO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that he as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 24th day of January, 20 16.

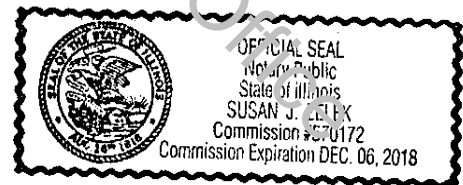
STANDARD BANK AND TRUST COMPANY
170 W. MONROE STREET, SUITE 1400, CHICAGO, ILLINOIS 60601
TELEPHONE 312.541.1000

STAC TWECA VOT BELLES REYUE

NOTARY PUBLIC

Susan J. Zelner

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction Tax ordinance by paragraph(s) _____ of Section 200.1-2B6 of said ordinance.



REAL ESTATE TRANSFER TAX		13-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-24-418-003-0000 | 20170201611349 | 0-182-018-752

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

PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th Street
Hickory Hills, IL 60457

REAL ESTATE TRANSFER TAX		13-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-24-418-003-0000 | 20170201611349 | 1-592-058-560

UNOFFICIAL COPY

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 01-25, 2017 Signature: Geneva T. Gipson
Grantor ~~or Agent~~
Geneva T. Gipson

Subscribed and sworn to before me by the said Grantor this 25th day of JANUARY, 2017

Notary Public Susan J. Zelek

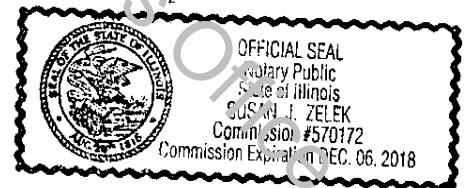


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 01-25, 2017 Signature: Geneva T. Gipson
Grantee ~~or Agent~~
Geneva T. Gipson

Subscribed and sworn to before me by the said Grantee this 25th day of JANUARY, 2017

Notary Public Susan J. Zelek



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)