

# UNOFFICIAL COPY

**PREPARED BY:**

Austin Jarrett Ltd  
411 E. Business Center Drive Suite 112  
Mount Prospect, IL 60056



\*1712304263D\*

Doc# 1712304263 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 03:38 PM PG: 1 OF 4

**MAIL FUTURE TAX BILLS TO:**

Tracey N. Simmons  
7118 S. Aberdeen St.  
Chicago IL 60621

**MAIL RECORDED DEED TO:**

Christine Rogan  
PO Box 7007  
Algonquin IL 60102

## WARRANTY DEED

### Statutory (Illinois)

The Grantor(s), **TRACY D. HARLEY**, a married woman, this is not homestead property as to Grantor named herein, for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee(s), **TRACEY SIMMONS**, of 554 N. Leclaire, Chicago IL 60614 the following described real estate situated in the County of Cook, in the State of Illinois, to wit: 60614  
*A MARRIED WOMAN*

SEE ATTACHED LEGAL

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 said premises forever.

**PERMANENT INDEX NUMBER:** 20-29-201-028-0000  
**ADDRESS OF REAL ESTATE:** 7118 South Aberdeen St., Chicago, IL, 60621

GRANTOR, does hereby covenant and represent that grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by through, or under grantor, grantor WILL WARRANT AND DEFEND; subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

## FIRST AMERICAN TITLE

FILE # 2833210

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Dated this 13 day of APRIL, 2017.

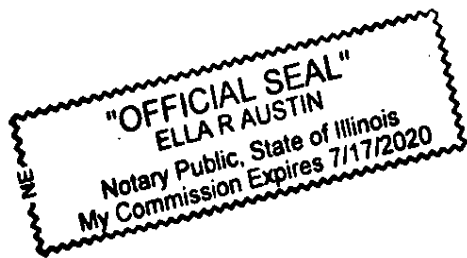
By *Tracy D. Harley*  
TRACY D. HARLEY

STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **TRACY D. HARLEY**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered the said instrument as his/her/their 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 13<sup>th</sup> day of April, 2017.

My Commission expires 7/17/20



*Ella R. Austin*

Notary Public

| REAL ESTATE TRANSFER TAX   |               | 17-Apr-2017   |
|--|---------------|---------------|
|  | CHICAGO:      | 525.00        |
|  | CTA:          | 70.00         |
|  | <b>TOTAL:</b> | <b>735.00</b> |
| 20-29-201-028-0000   20170401638676   0-913-640-244              |               |               |
| * Total does not include any applicable penalty or interest due. |               |               |

| REAL ESTATE TRANSFER TAX                            |               | 17-Apr-2017   |
|---|---------------|---------------|
|   | COUNTY:       | 35.00         |
|   | ILLINOIS:     | 70.00         |
|   | <b>TOTAL:</b> | <b>105.00</b> |
| 20-29-201-028-0000   20170401638676   0-955-530-944 |               |               |

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Exhibit A Legal Description

Permanent Real Estate Index Number(s): 20292010280000

20-29-201-028-0000 Vol. 0435

Address(es) of Real Estate: 7118 S Aberdeen St  
Chicago, IL 60621

LOT 13 IN BLOCK 1 IN E. M. CONDIT'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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## 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 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 another 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: 5 | 1 | 20 17

SIGNATURE: \_\_\_\_\_

*Erin May as agent*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

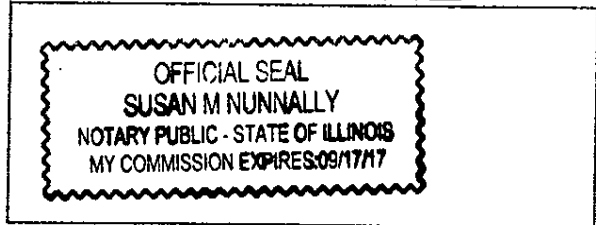
By the said (Name of Grantor): \_\_\_\_\_

On this date of: 5 | 1 | 20 17

NOTARY SIGNATURE: \_\_\_\_\_

*Susan M Nunnally*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

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: 5 | 1 | 20 17

SIGNATURE: \_\_\_\_\_

*Erin May as agent*  
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: \_\_\_\_\_

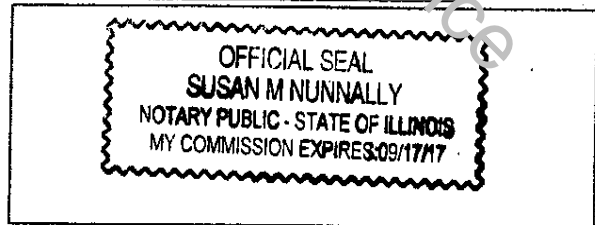
By the said (Name of Grantee): \_\_\_\_\_

On this date of: 5 | 1 | 20 17

NOTARY SIGNATURE: \_\_\_\_\_

*Susan M Nunnally*

AFFIX NOTARY STAMP BELOW



### 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 DEED or ABI 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)