

16209093

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Doc# 1718808008 Fee \$42.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 07/07/2017 09:13 AM PG: 1 OF 3

**Warranty Deed**

~~Warranty by the Entirety~~  
Statutory (Illinois)  
(Individual to Individual)

THE GRANTOR, JAD ABI-MANSOUR, a single man, of the Village of Hinsdale, County of Dupage, State of Illinois, for and in consideration of Ten and 00/100s DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

JOAN Q. SIMMONDS and PETER J. SIMMONDS, husband and wife  
9268 Bendigo Drive, Baldwinsville, NY 13027

not in Tenancy in Common, <sup>but</sup> ~~not in joint tenancy, but in tenancy in common~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 5465-2E IN THE INGLESIDE COURT CONDOMINIUM HOMES-SOUTH, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 4-7/8 INCHES OF LOT 6, ALL OF LOT 7 AND THE NORTH 49 FEET 9-1/2 INCHES OF LOT 10 IN BLOCK 20 IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24776936, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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 not in tenancy in common, ~~not in joint tenancy, but in tenancy in common~~ forever.

SUBJECT TO: covenants, conditions, and restrictions of record, building lines and easements, if any, and to General Taxes for 2016 and subsequent years.

Permanent Real Estate Index Number(s): 20-11-328-028-1012

Address(es) of Real Estate: 5465 S. Ingleside, Unit 2E, Chicago, IL 60615

USI

Dated this 15 day of June, 2017.

JAD ABI-MANSOUR [Seal]

3

REAL ESTATE TRANSFER TAX		28-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		28-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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State of Maryland,  
County of Howard SS

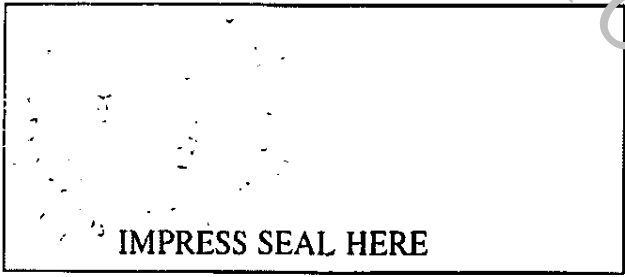
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAD ABI-MANSOUR, a single man, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 15 day of June, 2017.

Commission expires \_\_\_\_\_

[Signature]  
NOTARY PUBLIC

20 \_\_\_\_\_ Paul Eunzoon Yang  
NOTARY PUBLIC  
HOWARD COUNTY  
STATE OF MARYLAND  
My Commission Expires June 11, 2020



This instrument prepared by:

Sacks, Goreczny, Maslanka & Costello, P.C.  
79 W Monroe Street  
Suite 912  
Chicago, Illinois 60603

Send Subsequent Tax Bills To:

Joan Q. Simmonds and Peter J. Simmonds  
5465 S. Ingleside Ave., Unit 2E  
Chicago, Illinois 60615

Mail To:

Erin Simmonds  
5465 S. Ingleside Ave., Unit 2E  
Chicago, IL 60615

**THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4 E OR THE REAL ESTATE TRANSFER ACT**

DATED 6-15-17

[Signature]  
REPRESENTATIVE

# UNOFFICIAL COPY



## STATEMENT BY GRANTOR AND GRANTEE

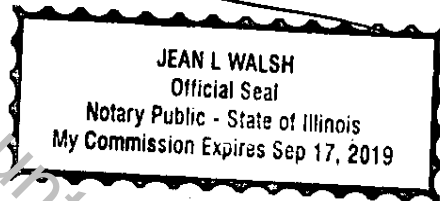
The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 15, 2017

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 15 day of June, 2017.

Notary Public [Handwritten Signature]



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 June 15, 2017

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 15 day of June, 2017.

Notary Public [Handwritten Signature]



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.)