

# UNOFFICIAL COPY

Doc# 1721439069 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/02/2017 10:40 AM Pg: 1 of 3

Dec ID 20170701686646  
ST/CO Stamp 1-814-621-632 ST Tax \$68.00 CO Tax \$34.00  
City Stamp 1-738-415-552 City Tax: \$714.00

**WARRANTY DEED  
STATUTORY  
(ILLINOIS)  
General**

Above Space for Recorder's Use Only

**THE GRANTOR (S) LELA M. TOLES**, married to **EUGENE SIMMONS**, of the Village of Steger, County of Cook, State of Illinois for and in consideration of (\$10.00) Ten and no/100----- DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **LCPO, LLC.**, a Limited Liability Company, of 332 S. Michigan, #10- B969, Chicago, Illinois 60604, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

LOT 14 AND THE EAST 5 FEET OF LOT 15 IN GEORGE G. ROBINSON'S SUBDIVISION OF LOT 101 IN SCHOOL TRUSTEES SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT A HOMESTEAD PROPERTY AS TO EUGENE SIMMONS.

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

**SUBJECT TO:** Covenants, conditions, and restrictions of record, and General Taxes for 2016 and subsequent years.

Permanent Index Number (PIN): **16-16-107-023-0000**

Address(es) of Real Estate: **5335 W. Adams, Chicago, Illinois 60644**

Dated this 25<sup>th</sup> day of July, 2017

PLEASE *LeLa M. Toles* (SEAL) \_\_\_\_\_ (SEAL)

PRINT OR **LELA M. TOLES**

TYPE NAME(S)

BELOW \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

SIGNATURE(S)

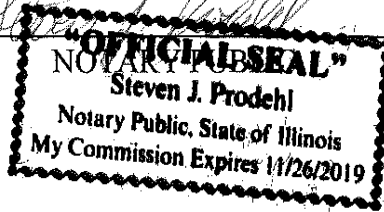
Fidelity Title 00170166664

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State of Illinois, County of Will ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LELA M. TOLES**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 28<sup>th</sup> day of July, 2017.

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



(SEAL)



This instrument was prepared by: Wayne M. Lwiat, Sr., 279 So. Schmidt Rd., Bolingbrook, IL 60440


**MAIL TO:**

Christopher Unger  
Attorney At Law  
23808 W. Andre Road, #3  
Plainfield, IL 60585

**SEND SUBSEQUENT TAX BILLS TO:**

LCPO, LLC.  
332 S. Michigan, #10-B969  
Chicago, IL 60604

REAL ESTATE TRANSFER TAX		31-Jul-2017	
	COUNTY:		34.00
	ILLINOIS:		68.00
	TOTAL:		102.00
16-16-107-023-0000   20170701686646   1-814-621-632			

REAL ESTATE TRANSFER TAX		31-Jul-2017	
	CHICAGO:		510.00
	CTA:		204.00
	TOTAL:		714.00 *
16-16-107-023-0000   20170701686646   1-738-415-552			
* Total does not include any applicable penalty or interest due.			

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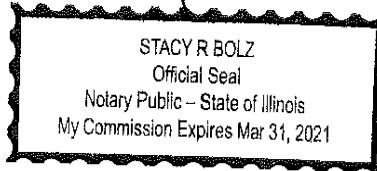
## STATEMENT BY GRANTOR AND GRANTEE

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 July 28, 2017

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28, day of July, 2017  
Notary Public [Handwritten Signature]



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 July 28, 2017

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28, day of July, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)