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Doc# 1722313008 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/11/2017 09:41 AM PG: 1 OF 3

## WARRANTY DEED

GRANTOR (Name, Address):

REAL ESTATE TRANSFER TAX

11-Aug-2017

VERA GRIFFIN  
12632 SOUTH YALE  
CHICAGO, ILLINOIS 60628



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

25-28-439-021-0000 | 20170801605804 | 0-866-411-456

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

GRANTEE (Name, Address):

REAL ESTATE TRANSFER TAX

11-Aug-2017

VERA GRIFFIN  
12632 SOUTH YALE  
CHICAGO, ILLINOIS 60628



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

25-28-439-021-0000 | 20170801605804 | 0-418-954-688

As Trustee of the GRIFFIN FAMILY TRUST

**Property Legal Description:** 25-28-439-021-0000  
LOT 33 IN BEEMSTERBODER'S RESUBDIVISION OF THE WEST 157 FEET OF LOT 12 AND THE EAST HALF OF LOT 13 IN ANDRE'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 28, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Conveys to Grantee all right, title, and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on effective date;

Covenants that Grantor is seized of Subject Real Property and that the Grantee shall quietly enjoy Subject Real Property;

Warrants the title against all persons whomsoever, subject to matters above set forth and warrants that Grantor will execute or procure any further necessary assurance of title.

Grantor further covenants for Grantee and successors of Grantee its further assurance of this

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grant and of the aforesaid warranties and covenants.

WITNESS Grantor's hand this 16<sup>th</sup> day of JUNE, 2017

*Vera Griffin*  
VERA GRIFFIN, Grantor

## NOTARY ACKNOWLEDGMENT

STATE OF: ILLINOIS

COUNTY OF: COOK

On this 16<sup>th</sup> day of JUNE, 2017, before me, the undersigned, a notary public in and for said state personally appeared VERA GRIFFIN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the person or entity upon behalf of which the persons acted, executed instrument.

WITNESS my hand and official seal.



Notary Public

VERONICA EASON  
Printed Name

Veronica Eason

My Commission Expires:

MAY 7, 2019

Commission #

891791

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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 June 16<sup>th</sup>, 2017

Signature: *Veronica Griffin*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Vera Griffin  
This 16<sup>th</sup> day of JUNE, 2017  
Notary Public *Veronica Eason*

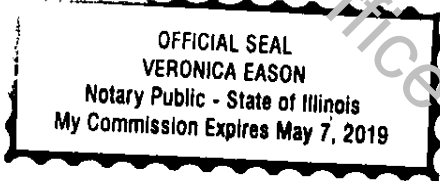


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 JUNE 16<sup>th</sup>, 2017

Signature: *Vera Griffin*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Vera Griffin  
This 16<sup>th</sup> day of JUNE, 2017  
Notary Public *Veronica Eason*



**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.)