

# UNOFFICIAL COPY

Prepared by:  
Law Office of Erika C Norton  
15948 Woodlawn West  
South Holland, IL 60473

Doc#: 1735249297 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2017 11:09 AM Pg: 1 of 3

**WARRANTY DEED**  
Statutory (Illinois)  
(Individual to Individual)

Dec ID 20171101660752  
ST/CO Stamp 1-040-270-368 ST Tax \$15.00 CO Tax \$7.50  
City Stamp 0-049-510-432 City Tax: \$157.50

GRANTOR  
Fannie Ford, *single woman*  
12124 S Stewart  
Chicago, IL 60628

Of the City of Chicago of Cook County State of Illinois for and in consideration of Ten and 00/100----- Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

*Freddie Sanders* a *single* man

all interest in the following described Real Estate situated in County of Cook State of Illinois, to wit:

**LEGAL DESCRIPTION**

LOTS 9, 10 AND 11 IN BLOCK 29 IN WEST PULLMAN BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/4 OP SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **This is not homestead property.**

**SUBJECT TO:** General taxes for 2017 and subsequent years and  
(a) Covenants, conditions, and restrictions of record  
(b) Private, public and utility easements,  
(c) Party wall rights and agreements.

Permanent Real Estate Index Number: 25-28-123-023-0000  
Address of Real Estate: 12124 S Stewart Av, Chicago, IL 60628

Dated this 12<sup>th</sup> day of October, 2017

*Fannie Ford*  
\_\_\_\_\_  
Fannie Ford

\_\_\_\_\_

*10/12/2017*

*see attached notary A/S*

FIDELITY NATIONAL TITLE OC17025608

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, COUNTY CLERK'S OFFICE, 400 WEST 9TH STREET, RIVERSIDE, CALIFORNIA 92507

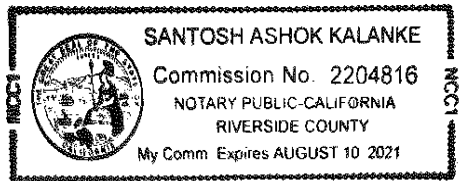
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of RIVERSIDE

On 10/12/2017 before me, SANTOSH ASHOK KALANKE (Notary Public)  
Date Here Insert Name and Title of the Officer

personally appeared FANNIE FUKO  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Santosh Kalanke

Place Notary Seal and/or Stamp Above

Signature of Notary Public

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

**Description of Attached Document** WARRANTY NCEO / 25-28-123-023-000

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

|  |  |
|--|--|
| Signer's Name: _____   | Signer's Name: _____   |
| <input type="checkbox"/> Corporate Officer – Title(s): _____   | <input type="checkbox"/> Corporate Officer – Title(s): _____   |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator                    | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator                    |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |
| Signer is Representing: _____  | Signer is Representing: _____  |

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South Holland, IL 60473

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)



State of \_\_\_\_\_


County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for said, DO HEREBY CERTIFY *Fannie Ford* known to me to be the same person (s) whose names is/are subscribed to the foregoing instrument, appeared before me in person and acknowledged that he/she signed, seal and delivered the said instrument as ----- 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017

Signature of Notary: \_\_\_\_\_

| REAL ESTATE TRANSFER TAX  |           | 14-Dec-2017 |
|---|-----------|-------------|
|  | COUNTY:   | 7.50        |
|  | ILLINOIS: | 15.00       |
|   | TOTAL:    | 22.50       |
| 25-28-123-023-0000   20171101660752   1-040-270-368                                 |           |             |

| REAL ESTATE TRANSFER TAX  |          | 14-Dec-2017 |
|---|----------|-------------|
|  | CHICAGO: | 112.50      |
|   | CTA:     | 45.00       |
|   | TOTAL:   | 157.50 *    |
| 25-28-123-023-0000   20171101660752   0-049-510-432                                 |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

MAIL TO:

Freddie Sanders

901 N. 6<sup>th</sup> Ave.

Maywood, IL 60153

SEND TAX BILL TO:

Freddie Sanders

901 N. 6<sup>th</sup> Ave.

Maywood, IL 60153