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PREPARED BY:

LaVon M. Johns, Esq.
Attorney at Law
321 N. Clark Street, Suite 1430
Chicago, IL 60654

**ONCE RECORDED PLEASE
RETURN TO:**

LaVon M. Johns, Esq.
Attorney at Law
321 N. Clark Street, Suite 1430
Chicago, IL 60654

Doc#: 1812755031 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2018 10:06 AM Pg: 1 of 5

Dec ID 20180501660863
ST/CO Stamp 2-112-136-480 ST Tax \$20.00 CO Tax \$10.00
City Stamp 1-575-265-568 City Tax: \$210.00

Chicago Title -- Lnd

17SA37710714P
(1all) -RM

WARRANTY DEED

The Grantors **DOROTHY SIMMONS, NAPOLEON PHILLIPS, DIANNA MARIE SIMMONS-HURT, PEGGY ANN HORTON AND SHAWN TOMMIE PHILLIPS**, each individuals of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **ALPETUS, LLC**, an Illinois limited liability company of Chicago, Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Permanent Index Numbers: 20-17-421-004-0000

Common Address: 6107 S. Sangamonst, Chicago, IL 60654-21

SUBJECT TO: General real estate taxes for the year 2017 (2nd Installment) and 2018 which are not yet due and payable; and covenants, conditions, options, restrictions and easements of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise and subject only to real estate taxes not yet due and payable.

Dated this 27th day of April, 2018.

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BEING ALL OF THE HEIRS OF TOMMIE AND ELIZABETH SIMMONS:

Dorothy Simmons
DOROTHY SIMMONS

Dianna Simmons Hurt
DIANNA SIMMONS HURT

Napoleon Phillips
NAPOLEON PHILLIPS

Peggy Ann Horton
PEGGY ANN HORTON

Shawn Tommie Phillips
SHAWN TOMMIE PHILLIPS. Individually

ACKNOWLEDGMENT

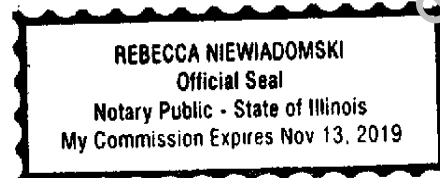
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NAPOLEON PHILLIPS** personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(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 29 day of April, 2018.

Notary: Rebecca Niewiadomski

Expires: November 13, 2019



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ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DOROTHY SIMMONS** personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(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 31 day of January, 2018.

Notary:

Expires:



[Signature]
 1/27/2020

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DIANNA SIMMONS HURT** personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(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 31 day of January, 2018.

Notary:

Expires:

1/27/2020



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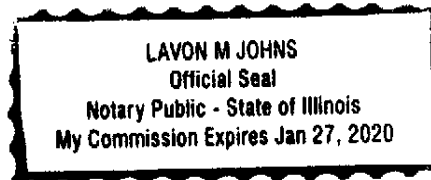
STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SHAWN TOMMIE PHILLIPS** (individually and in his capacity agent having power of attorney on behalf of Napoleon Phillips) personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(they) 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 31 day of January, 2018.

Notary: [Signature]

Expires: 1/27/2020



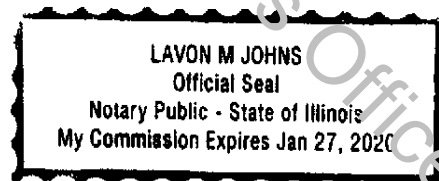
STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PEGGY ANN HORTON** personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(they) 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 31 day of January, 2018.

Notary: [Signature]

Expires: 1/27/2020



Send future Tax Bills to:

ALPETUS, LLC
23 E. Lake Street #3202
Chicago, IL 60601

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EXHIBIT A

Order No.: 17SA3771071LP

For APN/Parcel ID(s): 20-17-421-004-0000

LOTS 11 IN BLOCK 1 IN KIRKPATRICK'S SUBDIVISION OF THE NORTH PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1 /4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office