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WARRANTY DEED
IN TRUST



Doc# 1824146039 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2018 12:46 PM PG: 1 OF 5

THE GRANTORS

Lonnie M. Simmons, a widow
not since remarried

Address of Grantor:
6743 S. Pointe Drive, Unit 2B
Tinley Park, IL 60477

Above Space for Recorder's Use Only

of the County of **COOK** and State of **ILLINOIS** for and in consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** an undivided 100% interest to:

Lonnie M. Simmons, Trustee, or her successors in interest, of the Lonnie M. Simmons Living Trust dated August 20, 2002, and any amendments thereto.

(address of Grantee: 6743 S. Pointe Drive, Unit 2B, Tinley Park, IL 60477)

the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

(See attached "SCHEDULE A" for Legal Description)

Permanent Index Number (PIN): **31-06-210-050-1042**

Address(es) of Real Estate: **6743 S. Pointe Drive, Unit 2B, Tinley Park, IL 60477**

This Deed was prepared without the benefit of title examination. No warranty or guarantee of any kind whatsoever is made by the preparer as to the state of the title of the property which is described in this deed.

Subject to covenants, conditions, restrictions and easements of records, 2017 real estate taxes and subsequent years;

With full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate on the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The attached transaction is exempt under the provisions of paragraph 2 of section 4 of the real estate transfer act.

Signature.

Aug 20, 2018
Date

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SIGNATURE OF GRANTOR:

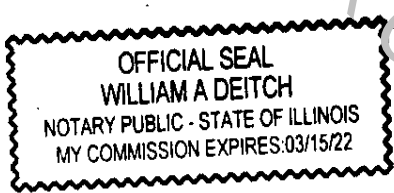
Lonnie M. Simmons
Lonnie M. Simmons

Date: August 20, 2018

State of **Illinois**)
) ss
County of **DuPage**)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **Lonnie M. Simmons**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument both individually and as Trustee, 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 20th day of August, 2018
Commission expires March 15, 2022 *William A. Deitch*
NOTARY PUBLIC



(SEAL)

This instrument prepared by: William A. Deitch, 600 West Roosevelt Road, #A-1, Wheaton, IL 60187

MAIL TO:

The Estate Planning Law Group
600 West Roosevelt Road, Suite A-1
Wheaton, IL 60187
630-871-8778

SEND SUBSEQUENT TAX BILLS TO:

Lonnie M. Simmons, Trustee
6743 S. Pointe Drive, Unit 2B
Tinley Park, IL 60477

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SCHEDULE A

Legal Description: PARCEL 1: UNIT NUMBER 6743-2B IN THE SOUTH POINTE CONDOMINIUMS OF TINLEY PARK, AS DELINEATED, ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: LOT 24 IN SOUTH POINTE PHASE 3, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR SOUTH POINTE CONDOMINIUMS OF TINLEY PARK, WHICH IS RECORDED AS DOCUMENT NUMBER 98580691, AS AMENDED BY DOCUMENT NUMBER 0010405236 AND DOCUMENT NUMBER 0020195153, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE OF PARKING SPACE 2 AND STORAGE AREA 2, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 19, 2002 AS DOCUMENT NUMBER 0020195153.

Permanent Index #'s: 31-06-210-050-1042 Vol. 0178

Property Address: 6743 South Pointe Drive Unit 2B, Tinley Park, Illinois 60477

Property of Cook County Clerk's Office

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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 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 August 20, 2018 Signature Lonnie M. Simmons

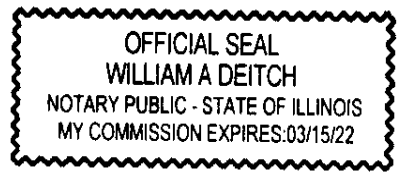
Subscribed and sworn to before me

by the said Lonnie M. Simmons

this 20th day of August, 2018

William A. Deitch

Notary Public



The grantee 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 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 August 20, 2018 Signature Lonnie M. Simmons

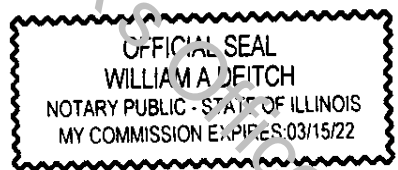
Subscribed and sworn to before me

by the said Lonnie M. Simmons

this 20th day of August, 2018

William A. Deitch

Notary Public



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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)