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PROPERTY IDENTIFICATION NUMBER:

16-14-405-027-0000

PROPERTY OWNER/GRANTOR INFO:

MR. TERRANCE JACKSON

3436 WEST LEXINGTON STREET
CHICAGO, ILLINOIS 60624



Doc# 1913434004 Fee \$60.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/14/2019 09:55 AM PG: 1 OF 2

PREPARER'S NAME & INFORMATION:

ATTORNEY MARIO A. REED, ESQ.

428 NORTH ORCHARD DRIVE
PARK FOREST, ILLINOIS 60466

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT

Now comes the **GRANTOR, MR. TERRANCE JACKSON, A MARRIED MAN** WHOSE ADDRESS IS 3436 WEST LEXINGTON STREET IN CHICAGO, ILLINOIS 60624, IN COOK COUNTY, for and in CONSIDERATION of TEN DOLLARS (\$10.00) and no other value in hand paid, **DOES NOW HEREBY CONVEY AND WARRANT** on this **1ST DAY OF MAY, IN THE YEAR 2019** to the following **GRANTEE FOR WHO THIS DEED, AND FUTURE TAX BILL SHOULD BE MAILED TO: T AND B JACKSON LLC** of 3436 WEST LEXINGTON STREET IN CHICAGO, ILLINOIS 60624, COOK COUNTY, ALL INTEREST IN FEE SIMPLE, to the following described real property situated in the COUNTY OF COOK, in the STATE OF ILLINOIS TO WIT:

COMMONLY KNOWN ADDRESS: 3436 WEST LEXINGTON STREET, IN CHICAGO, ILLINOIS 60624 (COOK COUNTY)

LEGAL DESCRIPTION: THE EAST EIGHTEEN (18) AND THREE-QUARTERS (3/4) FEET OF LOT THIRTY-THREE (33) AND THE WEST TWELVE (12) AND ONE-HALF (1/2) FEET OF LOT THIRTY-FOUR (34) IN BLOCK SEVEN (7) IN GEORGE K. SCHOENBERGER'S SUBDIVISION OF WEST THREE-QUARTERS (3/4) TO THE NORTH FORTY (40) RODS TO THE SOUTHEAST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Finally, the **GRANTOR, MR. TERRANCE JACKSON**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** to the **GRANTEE LISTED ABOVE**, in **FEE SIMPLE**. Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19** and is **EXEMPT** to **ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31-45(e)** and the corresponding **COOK COUNTY & CITY OF CHICAGO** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.

x Terrance Jackson

GRANTOR: MR. TERRANCE JACKSON - A MARRIED MAN

x 05/01/2019

WEDNESDAY, MAY 1ST, 2019 (DATE)

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COOK COUNTY)



I, **ATTORNEY MARIO A. REED, ESQ.**, a **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **MR. TERRANCE JACKSON** appeared before me this **1ST DAY OF MAY IN THE YEAR 2019** and affixed his respective signature to the foregoing **WARRANTY DEED** under his own free and voluntary act while free from any undue influence.

Mario A. Reed

MARIO A. REED, ESQ. - NOTARY PUBLIC

NOTARY STAMP BELOW:



REAL ESTATE TRANSFER TAX	14-May-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	14-May-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-14-405-027-0000 | 20190501671228 | 0-977-516-448

16-14-405-027-0000 | 20190501671228 | 0-680-105-888

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

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: MR. TERRANCE JACKSON

The GRANTOR, MR. TERRANCE JACKSON, now affirms that to the best of his knowledge, the GRANTEE, T AND B JACKSON LLC, shown on the foregoing WARRANTY DEED is A LIMITED LIABILITY COMPANY authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Terrance Jackson
GRANTOR SIGNATURE ABOVE: MR. TERRANCE JACKSON

05/01/2019
DATED: WEDNESDAY, MAY 1ST, 2019

GRANTOR NOTARY SECTION: NOTARY PUBLIC, MARIO A. REED, ESQ.

I, MARIO A. REED, ESQ., a NOTARY PUBLIC in the STATE OF ILLINOIS, and the COUNTY OF COOK, do hereby now swear and affirm that MR. TERRANCE JACKSON did appear before me on this 1ST DAY OF MAY IN THE YEAR 2019, and affixed his respective signature to the above STATEMENT BY GRANTOR under his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



Mario A. Reed
NOTARY PUBLIC SIGNATURE ABOVE: MARIO A. REED, ESQ.

GRANTEE SECTION: T AND B JACKSON LLC

The T AND B JACKSON LLC, BY AND THROUGH ONE OF ITS MANAGING MEMBERS, MR. TERRANCE JACKSON does not hereby swear that the GRANTEE, T AND B JACKSON LLC to the best of his knowledge, the GRANTEE, T AND B JACKSON LLC shown on the foregoing WARRANTY DEED is A LIMITED LIABILITY COMPANY authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Terrance Jackson
GRANTEE SIGNATURE ABOVE: T AND B JACKSON LLC B/T TERRANCE JACKSON

05/01/2019
DATED: WEDNESDAY, MAY 1ST, 2019

GRANTEE NOTARY SECTION: NOTARY PUBLIC, MARIO A. REED, ESQ.

I, MARIO A. REED, ESQ., a NOTARY PUBLIC in the STATE OF ILLINOIS, and the COUNTY OF COOK, do hereby now swear and affirm that T AND B JACKSON LLC, BY AND THROUGH ONE OF ITS MANAGING MEMBERS, MR. TERRANCE JACKSON did appear before me on this 1ST DAY OF MAY IN THE YEAR 2019, and affixed his respective signature to the above STATEMENT BY GRANTEE under his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



Mario A. Reed
NOTARY PUBLIC SIGNATURE ABOVE: MARIO A. REED, ESQ.

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §55 ILCS 5/3-5020(b)(2), 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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE QUITCLAIM DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.