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SPECIAL WARRANTY DEED

1928222133

Doc# 1928222133 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2019 01:20 PM PG: 1 OF 3

(The space above for Recorder's use only)

THE GRANTOR, Z FINANCIAL ILLINOIS G PROPERTIES, LLC, 100 Tanglewood Dr., of the City of Freeport, in the County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS only his ownership of subject property to the **Estate of Annie M. Jones**, whose current address is 723 W 117th Street, Chicago, Illinois in the County of Cook and State of Illinois, the following described real estate, to-wit:

THE EAST 10 FEET OF LOT 135 AND LOT 136 IN SHARPSHOOTERS PARK SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 25-21-317-013-0000
 Property Address: 723 W 117th Street, Chicago, Illinois 60625

Subject to: Right of reimbursement to Z Financial Illinois G Properties, LLC for all funds advanced to the City of Chicago for water bills or otherwise for the benefit of Grantee, Mortgage from Z Financial Illinois G Properties, LLC, parties in possession; building lines; use in occupancy restrictions; covenants, conditions, and restrictions of record; encroachments; zoning laws and ordinances; building violations; court cases on property; public and utility easements; acts done by or suffered through buyer; and all general real estate taxes and special assessments.

S Y
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 SC Y
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 INT [Signature]

Hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

Dated this 4th day of September, 2019

[Signature]
 Z Financial Illinois G Properties, LLC
 Grantor

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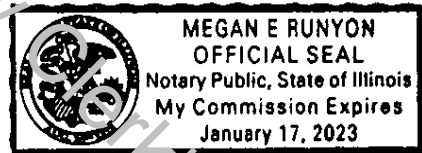
STATE OF ILLINOIS)
)
 OGLE COUNTY) SS.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DOES HEREBY CERTIFY THAT John Zajicek personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a 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 Notarial Seal this 4th day of September, 2019.


Meg E Runyon
 Notary Public.



Please send Future Taxes and this document to:
 Estate of Annie M. Jones
 723 W 117th Street
 Chicago, Illinois 60628



This Instrument was prepared by:

John Zajicek
 100 Tanglewood Dr.
 Freeport, IL 61032

REAL ESTATE TRANSFER TAX		09-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-21-317-013-0000 20191001608718 0-023-230-048		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Oct-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-21-317-013-0000 20191001608718 1-724-069-472		

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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

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 09 | 2019

SIGNATURE: *Kath Moll*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Christina L. Carlton Christina L. Carlton

By the said (Name of Grantor): _____

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 09 | 2019



NOTARY SIGNATURE: *Christina L. Carlton*

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 09 | 2019

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Christina L. Carlton Christina L. Carlton

By the said (Name of Grantee): _____

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 09 | 2019



NOTARY SIGNATURE: *Christina L. Carlton*

CRIMINAL LIABILITY NOTICE

Pursuant to Section 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**