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PROPERTY IDENTIFICATION NUMBER:

31-01-304-001-0000



Doc# 1928313003 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2019 09:46 AM PG: 1 OF 4

THIS INSTRUMENT WAS PREPARED BY:

ATTORNEY MARIO A. REED, ESQ. OF
THE LAW OFFICES OF MARIO A. REED
625 E. 170th St., Unit 2NW
South Holland, IL 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

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

NOW COMES THE GRANTOR:

GRANTOR INFORMATION & ADDRESS:

PROPERTY ANGELS, LLC - SERIES 2820 WALLACE
(AN ILLINOIS LIMITED LIABILITY COMPANY)
2820 WALLACE DRIVE,
FLOSSMOOR, ILLINOIS 60422
COOK COUNTY – RICH TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on the 8TH DAY OF OCTOBER IN THE YEAR 2019 to the following GRANTEES for which this DEED & FUTURE TAX BILLS SHOULD BE MAILED TO:

MAIL DEED & TAX BILL TO:

GRANTEES INFORMATION & ADDRESS:

MS. SHANARA C. CARTER (A SINGLE WOMAN)
OF 521 EAST 49TH STREET #1,
CHICAGO, ILLINOIS 60619
IN COOK COUNTY – HYDE PARK TOWNSHIP

S
P
S
M
SC
E
INT

UNOFFICIAL COPY**PAGE 2 CONTINUED FROM PAGE 1 (ILLINOIS WARRANTY DEED CONVEYANCE INSTRUMENT)**

FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY WHICH WAS OBTAINED BY THE QUIT CLAIM DEED WHICH WAS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS OFFICE ON APRIL 2, 2018 AS DOCUMENT NUMBER 1809244038 to the following described real property situated in the COUNTY OF COOK and the STATE OF ILLINOIS TO WIT:

COMMON STREET ADDRESS: 2820 WALLACE DRIVE, FLOSSMOOR, ILLINOIS 60422

PROPERTY INDEX NUMBER: 31-01-304-001-0000

TOWNSHIP OF PROPERTY: RICH TOWNSHIP

LEGAL DESCRIPTION:



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LOT SIX (6) IN BLOCK FOUR (4) IN FIRST ADDITION TO FLOSSMOOR FARMS, A SUBDIVISION AND PART OF THE SOUTHWEST HALF (1/2) OF SECTION ONE (1), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Finally, the GRANTOR, PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY, does now hereby waive and release all rights and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEES LISTED ABOVE, SPECIFICALLY MS. SHANARA C. CARTER, OF 521 EAST 49TH STREET, #1, IN CHICAGO, ILLINOIS 60615 in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT of ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100) and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

Shanara C. Carter

10-09-19

GRANTOR – PROPERTY ANGELS, LLC – SERIES 2820 WALLACE (OWNER OF RECORD)

WED., OCT. 9TH, 2019

REAL ESTATE TRANSFER TAX

10-Oct-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-01-304-001-0000

| 20191001614020

| 0-903-575-136

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NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



**THE LAW OFFICES OF
MARIO A. REED**
The Education Esquire

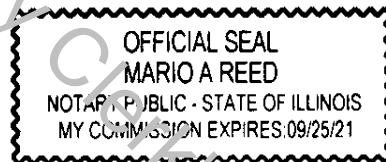
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I, ATTORNEY MARIO A. REED, THE BELOW-LISTED NOTARY PUBLIC in the STATE OF ILLINOIS AND COUNTY OF COOK do hereby swear and affirm that **PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY, BY AND THROUGH ITS AUTHORIZED AGENT MS. SHANARA C. CARTER** appeared before me on **WEDNESDAY, OCTOBER 9TH, 2019** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

WEDNESDAY, OCTOBER 9TH, 2019

WEDNESDAY, OCTOBER 9TH, 2019:



Mario A. Reed

SIGNATURE OF MARIO A. REED (NOTARY)

PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY, BY AND THROUGH ITS AUTHORIZED AGENT MS. SHANARA C. CARTER
Cook County Clerk's Office

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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: PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY

The GRANTOR, PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY, now affirms that to the best of its knowledge, the GRANTEE MS. SHANARA C. CARTER shown on the foregoing WARRANTY DEED IS A NATURAL PERSON authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Shanara C Carter

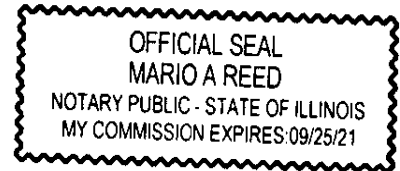
10-09-19

GRANTOR SIGNATURE ABOVE: PROPERTY ANGELS, LLC – SERIES 2820 WALLACE

WEDNESDAY, OCTOBER 9TH, 2019:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE AUTHORIZED AGENT OF PROPERTY ANGELS, LLC – SERIES 2820 WALLACE, AN ILLINOIS LIMITED LIABILITY COMPANY did appear before me on the ABOVE-REFERENCED DATE, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence. **AFFIX NOTARY STAMP BELOW:**



Mario A. Reed

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

GRANTEE SECTION: MS. SHANARA C. CARTER

The GRANTEE, MS. SHANARA C. CARTER does now hereby swear that to the best of his knowledge the GRANTEE, HERSELF, MS. SHANARA C. CARTER shown on the foregoing WARRANTY DEED IS A NATURAL PERSON authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Shanara C Carter

10-09-19

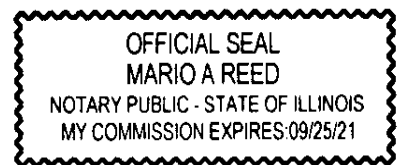
GRANTEE SIGNATURE ABOVE: MS. SHANARA C. CARTER

WEDNESDAY, OCTOBER 9TH, 2019:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MS. SHANARA C. CARTER did appear before me on the ABOVE-REFERENCED DATE, 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

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

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.