

# UNOFFICIAL COPY



\*1928922000\*

Doc# 1928922000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2019 09:06 AM PG: 1 OF 5

Commitment Number: 25084570  
Seller's Loan Number: 160512426

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: Herman A. Townsend and Lena Rodgers: 410 N Leclaire Ave., Chicago, IL 60644

## PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16-09-225-029-0000


### GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100



Herman A. Townsend, married, whose mailing address is 410 N Leclaire Ave., Chicago, IL 60644, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Herman A. Townsend and Lena Rodgers, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 410 N Leclaire Ave., Chicago, IL 60644, the following real property:

The South 20 Feet of Lot 15 and Lot 16 (Except the south 14 feet thereof) in Block 4 in Waller's subdivision of The west Half of The West Half of The Northwest Quarter of Section 9, Township 39 North, Range 13, East of The third Principal Meridian, (Expect The North 22 Acres thereof), in Cook County, Illinois. Assessor's Parcel No: 16-09-225-029-0000

S ✓  
P 5  
S 1  
M N  
SC ✓  
E N  
INT Re

REAL ESTATE TRANSFER TAX	15-Oct-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-09-225-029-0000 | 20190501690398 | 0-552-455-776

REAL ESTATE TRANSFER TAX	15-Oct-2019
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-09-225-029-0000 | 20190501690398 | 1-900-170-848

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

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**Property Address is: 410 N Leclaire Ave., Chicago, IL 60644**

Prior instrument reference: **1704806127**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

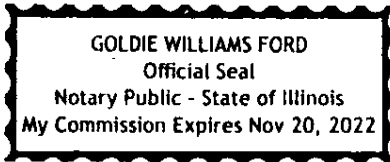
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on MAY 08, 2019:

Herman A. Townsend  
**Herman A. Townsend**

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on May 8th, 2019 by **Herman A. Townsend** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: MAY 08 2019  
Minem Jensen  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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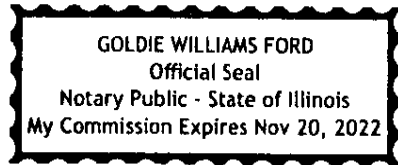
## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated, MAY 08, 2019

Herman A Townsend  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Herman A Townsend  
this 8th day of May, 2019.



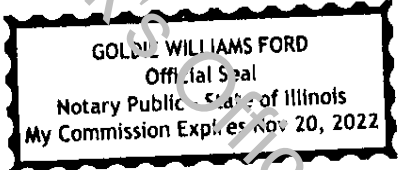
NOTARY PUBLIC Goldie Williams Ford

The Grantee or his agent affirms and verifies that 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 a partnership authorized to do business or 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.

Date, MAY 08, 2019

Herman A Townsend + Lena Rodgers  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Herman A Townsend + Lena Rodgers  
This 8th day of May, 2019.



NOTARY PUBLIC Goldie Williams Ford

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## Plat Act Affidavit

STATE OF Illinois )

DOCUMENT NUMBER \_\_\_\_\_

COUNTY OF Cook ) SS

I, (Name) Herman A Townsend being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 410 N Leclair Ave., Chicago, IL 60644, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 8th day of May, 2019

Herman A Townsend  
(Signature)

NOTARY: [Signature]  
(seal)