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INSTRUMENT PREPARED BY:

The Law Offices of Mario A. Reed

625 East 170th St. Unit 2 East

South Holland, Illinois 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

PROPERTY OWNER INFORMATION

THE ESTATE OF EDWARD T. COLLINS (GRANTOR)

6700 SOUTH SHORE DRIVE, NUMBER 23F

CHICAGO, ILLINOIS 60649 (HYDE PARK)

PROPERTY IDENTIFICATION NUMBER:

20-24-406-026-1216



19343130021

Doc# 1934313002 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2019 09:40 AM PG: 1 OF 8

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

Now comes the GRANTOR: THE ESTATE OF EDWARD TROY COLLINS (A DECEASED MAN) BY AND THROUGH THE PETITIONER, MRS. SHERRELL SWOPE, A LAWFULLY DECLARED HEIR, OF 305 INDIANA STREET, IN PARK FOREST, ILLINOIS 60466 WITHIN COOK COUNTY AS LEGALLY DECLARED ON THE 6TH DAY OF DECEMBER IN THE YEAR 2019, BY THE HONORABLE KENT A. DELGADO JR., (SEE ATTACHED ORDER DECLARING HEIRSHIP LABELED AS AN EXHIBIT) IN PROBATE CASE NUMBER 2019 P 007323, CALENDAR 08, ROOM NUMBER 1802, for and in CONSIDERATION of TEN DOLLARS (\$10.00) and no other value in hand paid, DOES NOW HEREBY CONVEY AND WARRANT on this 6TH DAY OF DECEMBER, IN THE YEAR 2019 to the following

GRANTEES FOR WHOM THIS DEED, AND FUTURE TAX BILL SHOULD BE MAILED TO:

- (A) MS. REGINA HARVEY of 275 HICKORY HOLLOW PL, ANTIOCH, TENNESSEE 37018 (14.28%)
- (B) MS. DONNA JACKSON of 9330 HUNTER DRIVE, ORLAND HILLS, ILLINOIS 60487 (14.28%)
- (C) MS. BEVERLY JACKSON of 3426 WEST 136TH STREET, ROBBINS, ILLINOIS 60472 (14.28%)
- (D) MRS. SHERRELL SWOPE of 305 INDIANA STREET, PARK FOREST, ILLINOIS 60466 (14.28%)
- (E) MR. RONNIE MOORE of 195 SOUTH SCHUYLER, APT. NO. 4, BRADLEY, ILLINOIS 60315 (14.28%)
- (F) MR. CHRISTOPHER WESLEY of 15821 MAULBERT AVE, SAN LEANDRO, CA 94578 (14.28%)
- (G) MS. TAMIKA FLOWERS JONES of 15125 MARSHFIELD AVENUE, HARVEY, ILLINOIS 60421 (7.16%)
- (I) MR. WILLIE MOORE of 8400 WEST CHARLESTON BLVD., APT. 129, LAS VEGAS, NV 89117 (7.16%)

AS TENANTS IN COMON, their respective INTEREST IN FEE SIMPLE, the following described real property situated in the COUNTY OF COOK, in the STATE OF ILLINOIS TO WIT:

COMMONLY KNOWN ADDRESS:

6700 SOUTH SOUTH SHORE DRIVE, UNIT NUMBER 23F, CHICAGO, ILLINOIS

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION

S
P
S
M
E
M
M

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WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 3

COMMONLY KNOWN ADDRESS:

6700 SOUTH SHORE DRIVE, # 23F, CHI., ILLINOIS 60649

PROPERTY IDENTIFICATION NUMBER:

20-24-406-026-1216

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 23F IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1: THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH WEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO THE SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876 AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 11/04/02 AS DOCUMENT NUMBER 0021215983 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3-14 A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER SL-19, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHP, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE OPTION TO PURCHASE THE UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER.

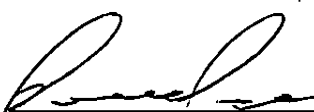
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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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 ESTATE OF EDWARD TROY COLLINS B/T HER LAWFULLY DECLARED HEIR, SHERRELL SWOPE

The GRANTOR, THE ESTATE OF EDWARD TROY COLLINS BY AND THROUGH THE AUTHORIZED AGENT, now affirms that to the best of his knowledge, the GRANTEE, MRS. SHERRELL SWOPE 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.



12/5/2019
THURSDAY, DECEMBER 5TH, 2019:

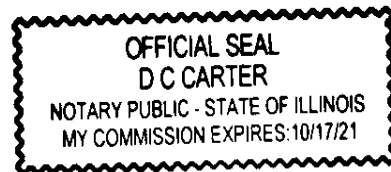
GRANTOR SIGNATURE ABOVE: AGENT FOR THE ESTATE OF EDWARD TROY COLLINS

THURSDAY, DECEMBER 5TH, 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 MR. MARIO A. REED did appear before me on the ABOVE-REFERENCED DATE, 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:






NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: AUTHORIZED AGENT FOR MRS. SHERRELL SWOPE

The AUTHORIZED AGENT OF THE GRANTEE, MR. MARIO A. REED does now hereby swear that to the best of his knowledge the GRANTEE, MRS. SHERRELL SWOPE 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.



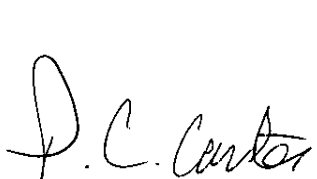
12/5/2019
THURSDAY, DECEMBER 5TH, 2019:

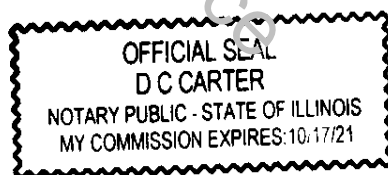
AUTHORIZED AGENT FOR GRANTEE SIGNATURE ABOVE: MR. MARIO A. REED

THURSDAY, DECEMBER 5TH, 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 MR. MARIO A. REED 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:





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 WARRANTY 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.

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4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – PROBATE DIVISION

The Estate Of

Edward Troy Collins
Deceased

Case Number: 2019 P 007323
Calendar 08, Room Number 1802
Honorable Judge Kent A. Delgado
(or any judge sitting in his stead)

ORDER DECLARING HEIRSHIP

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUALS** are the **ONLY SURVIVING HEIRS** of the **DECEDENT, MR. EDWARD TROY COLLINS**, who died on JULY 8TH, 2019.

A) MS. REGINA HARVEY (HIS BIOLOGICAL SISTER) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 275 HICKORY HOLLOW PLACE, ANTIOCH, TENNESSEE 37018, WIITHIN DAVIDSON COUNTY.

B) MS. DONNA JACKSON (HIS BIOLOGICAL SISTER) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 9330 HUNTER DRIVE, ORLAND HILLS 60487, WIITHIN COOK COUNTY.

C) MS. BEVERLY JACKSON (HIS BIOLOGICAL SISTER) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 3426 WEST 136TH STREET, ROBBINS, ILLINOIS 60472, WIITHIN COOK COUNTY.

D) MRS. SHERRELL SWOPE (HIS BIOLOGICAL SISTER) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 305 INDIANA STREET, PARK FOREST, ILLINOIS 60466, WIITHIN COOK COUNTY.

E) MR. RONNIE MOORE (HIS BIOLOGICAL BROTHER) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 195 SOUTH SCHUYLER, APARTMENT NUMBER 4, BRADLEY, ILLINOIS 60915, WITHIN KANKAKEE COUNTY.

F) MR. CHRISTOPHER WESTLEY (HIS BIOLOGICAL BROTHER) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 15821 MAULBERT AVENUE, SAN LEANDRO, CALIFORNIA 94578, WIITHIN KANKAKEE COUNTY.

G) MS. TAMIKA FLOWERS JONES (HIS BIOLOGICAL NIECE, AS A RESULT OF BEING THE BIOLOGICAL HEIR OF HIS DECEASED BIOLOGICAL BROTHER, RODNEY MOORE) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 15125 MARSHFIELD AVENUE, HARVEY, ILLINOIS 60421 WIITHIN COOK COUNTY.

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H) MR. RODNEY FLOWERS (HIS BIOLOGICAL NEPHEW, AS A RESULT OF HIS DECEASED BIOLOGICAL HEIR OF HIS DECEASED BIOLOGICAL BROTHER, RODNEY MOOORE) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 13708 SOUTH NORMAL AVENUE, RIVERDALE, ILLINOIS 60827, WIITHIN COOK COUNTY.

I) MR. WILLIE MOORE (HIS BIOLOGICAL NEPHEW, AS A RESULT OF HIS DECEASED BIOLOGICAL HEIR OF HIS DECEASED BIOLOGICAL BROTHER, RODNEY MOOORE) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 8400 WEST CHARLESTON BOULEVARD, APARTMENT 129, LAS VEGAS, NEVADA 89117, WIITHIN CLARK COUNTY.

*TESTIMONY WAS PROVIDED IN OPEN COURT THAT MR. WILLIE MOORE, THE DECEDENT'S BROTHER-IN-LAW IN THE AFFIDAVIT OF MERGERSHIP, DID DECEASED THE DECEDENT, AS TESTIFIED TO BY THE DEEDTOWER.

ENTERED:

OK TO CERTIFY

HONORABLE JUDGE KENT A. DELGADO JUDGE'S NO.
(OR ANY JUDGE SITTING IN HIS STEAD)

ENTERED
Judge Kent A. Delgado-21
JEC - 6 2019
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILL
DEPUTY CLERK

ATTORNEY NUMBER: 62093
ATTORNEY NAME: MR. MARIO A. REED, ESQ.
ADDRESS: 625 EAST 170TH STREET, UNIT 2 EAST
CITY/ZIP CODE: SOUTH HOLLAND, ILLINOIS 60473
EMAIL ADDRESS: marioareed@outlook.com
TELEPHONE NUMBER: 708.808.0814
WEBSITE INFORMATION: www.lawofficesofmarioareed.com

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I hereby certify that the document to which this certification is affixed is a true copy.

Date DEC 06 2018

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

