

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenants

MAIL TO:

Name & Address of Taxpayer



1936446244D

Doc# 1936446244 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2019 01:34 PM PG: 1 OF 4

THE GRANTOR(S) JERMAINE MCGEE, a single man, of the 21917 Jeffrey Avenue of Sauk Village, County of Cook State of Illinois, for and in consideration of TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS TO: JEMAINIE MCGEE and LYDIA IMANI, 21917 Jeffrey Avenue, Sauk Village, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, not as tenants in common but as joint tenants, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2019 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold, not as tenants in common but as joint tenants, forever.

Permanent Index Number(s) 32-25-315-032-0000

Address of Property: 21917 JEFFREY AVENUE, SAUK VILLAGE, IL 60411

REAL ESTATE TRANSFER TAX

30-Dec-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

32-25-315-032-0000

| 20191201680721 | 1-673-956-704

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DATED this 30 day of December, 2019.

Jermaine McGee (SEAL)
JERMAINE MCGEE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

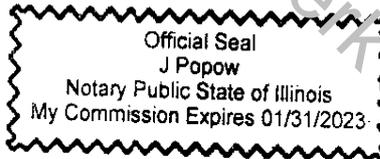
I, the undersigned, a **NOTARY PUBLIC** in and for said County, in the State aforesaid, do hereby certify that **JERMAINE MCGEE**, a single man, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 30 day of December, 2019.

J Popow
NOTARY PUBLIC

My commission expires _____

IMPRESS SEAL HERE:



NAME AND ADDRESS OF PREPARER:
STAMPS

SHARON A. ZOGAS & ASSOCIATES, LTD.
10020 South Western Avenue
Chicago, IL 60643

COUNTY-ILLINOIS TRANSFER

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4,
OF REAL ESTATE TRANSFER TAX
ACT.

(DATE)

J Popow 12/30/19
Buyer, Seller or Representative

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LEGAL DESCRIPTION

PARCEL 1:

UNITS IN SAUK TRAILS TOWN HOMES II DESCRIBED AS FOLLOWS; COMMITMENT NO. 0710-29431 THAT PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 27 OF SOUTH DALE SUBDIVISION UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1958 AS DOCUMENT 17331660; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 27 AS FOLLOWS: NORTH 6 DEGREES 08 MINUTES 02 SECONDS WEST, WEST 100.59 FEET; THENCE NORTH 13 DEGREES 23 MINUTES 17 SECONDS WEST, 51.97 FEET TO THE POINT OF COMMENCEMENT OF UNITS; THENCE CONTINUING NORTH 13 DEGREES 23 MINUTES 17 SECONDS WEST; 20.72 FEET; THENCE SOUTH 72 DEGREES, 14 MINUTES, 10 SECONDS WEST, THROUGH THE CENTER OF A PARTY WALL, 123.23 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF JEFFREY AVENUE; THENCE SOUTHERLY ALONG SAID RIGHT OFWAY LINE BEING A CURVE CONVEX EASTERLY WITH A RADIUS OF 387.32 FEET, AND AN ARC DISTANCE OF 20.67 FEET; THENCE NORTH 72 DEGREES 16 MINUTES 01 SECONDS EAST, THROUGH THE CENTER OF A PARTY WALL, 119.88 FEET, TO THE POINT OF COMMENCEMENT, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A LIMITED USE OF SHARED DRIVEWAY AS WELL AS COMMON AREA AS SET FORTH IN DECLARATION RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418056 FOR THE BENEFIT OF PARCEL 1, AFORESAID

PROPERTY ADDRESS: 21917 JEFFREY AVENUE, SAUK VILLAGE, IL 60411

PROPERTY INDEX NUMBER(S): 32-25-315-032-0000

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STATEMENT BY GRANTOR/GRANTEE

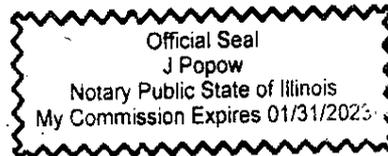
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire an hold title to real estate 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: 12/30/19, ~~2020~~

Signature: Jermaine McDee
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 30 day of December, 2019.

J Popow
Notary Public



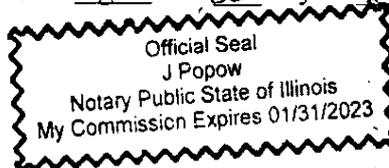
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 the laws of the State of Illinois.

Date: 12/30/19, ~~2020~~

Signature: Jermaine McDee
Grantor or Agent

Subscribe and sworn to before me by the said Agent this 30 day of December, 2019.

J Popow
Notary Public



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)