



2000957051

Doc# 2000957051 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2020 11:29 AM PG: 1 OF 3

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Robert Coles, 209 West Elmwood Drive, Chicago Heights, IL 60411

Return to:
Stewart Title Guaranty Company, 5000 Birch Street, Suite 550, Newport Beach, CA 92660

Permanent Real Estate Index Number: 32-08-322-017

WARRANTY DEED

CHARLES M. COLES, unmarried, whose mailing address is 209 W. Elmwood Dr., Chicago Heights, IL 60411 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto SHADOW HOLDINGS, INC _____, whose address is 18755 Center Dr., Homewood, IL, 60430, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 16 in Olympia Terrace Unit Number 5, a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 8 and that part of lying west of the center line of Riegel Road or the Southeast 1/4 of the Southwest 1/4 of said Section 8, Township 35 North, Range 14, east of the third principal Meridian, in Cook County, Illinois.

Being the same property conveyed to the Grantor herein by deed recorded in Instrument Number 88302458, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 209 West Elmwood Drive, Chicago Heights, IL 60411

AND 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 same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

EXEMPTION APPROVED

John J. Dulea
CITY CLERK
CITY OF CHICAGO HEIGHTS
01-07-2020
[Signature]

REAL ESTATE TRANSFER TAX

09-Jan-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

32-08-322-017-0000 | 20200101687389 | 1-343-061-344

UNOFFICIAL COPY

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 7th day January, 2020.

Charles M. Coles (Seal)
CHARLES M. COLES

STATE OF ILLINOIS
COUNTY OF _____

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CHARLES M. COLES, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of JANUARY, 2020.

Carolyn Murphy
Notary Public
My Commission expires: 6-1-2023



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 31.45, Property Tax Code.

Date: January 7, 2020

Signature of Grantor: Charles M. Coles
GRANTOR

UNOFFICIAL COPY

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: 1 | 8 | 2020

SIGNATURE: Charles Coles
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:

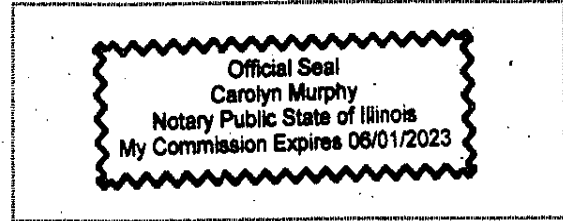
Carolyn Murphy

By the said (Name of Grantor): Charles Coles

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 8 | 2020

NOTARY SIGNATURE: Carolyn Murphy



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: 1 | 8 | 2020

SIGNATURE: Robert Coles
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:

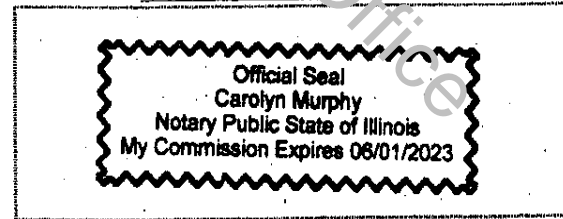
Carolyn Murphy

By the said (Name of Grantee): Robert Coles

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 8 | 2020

NOTARY SIGNATURE: Carolyn Murphy



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)**