

UNOFFICIAL COPY

Doc#: 2005908353 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2020 09:45 AM Pg: 1 of 5

WARRANTY DEED

MAIL RECORDED DEED TO:

Aamir Razvi
6825 Hobson Valley Dr, Suite 102
Woodridge, IL 60517

Dec ID 20200101684902
ST/CO Stamp 1-979-977-056 ST Tax \$230.00 CO Tax \$115.00
City Stamp 1-184-669-024 City Tax: \$2,415.00

MAIL TAX BILL TO:

Harold Neal and Lakeisha Jones
8445 S. Morgan St.
Chicago, IL 60620

GRANTOR, **Jill Marie Scott**, being a Manager of **J Marie Signature Homes, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Harold Neal, a single male and Lakeisha Jones, a single female** of Chicago, IL to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: **20-32-412-016-0000**
Address of Real Estate: **8445 S. Morgan St., Chicago, IL 60620**

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

CT# 19GNW656088WH 1 of 3 JROscarp

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 31 day of December, 2019.

Jill Marie Scott

Jill Marie Scott, being a Manager of J Marie Signature Homes, LLC

STATE OF _____)
COUNTY OF DuPage) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Jill Marie Scott, being a Manager of J Marie Signature Homes, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of December, 2019.

Commission expires _____

Jennifer L. Roscoe
Notary Public

PREPARED BY:
Zohaib Ali
Attorney at Law
6825 Hobson Valley Dr., Suite 102
Woodridge, IL 60517



REAL ESTATE TRANSFER TAX		03-Jan-2020
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00

20-32-412-016-0000 | 20200101684902 | 1-979-977-056

REAL ESTATE TRANSFER TAX		03-Jan-2020
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00 *

20-32-412-016-0000 | 20200101684902 | 1-184-669-024

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

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LEGAL DESCRIPTION

Order No.: 19GNW656088WH

For APN/Parcel ID(s): 20-32-412-016-0000

LOT 31 (EXCEPT THE NORTH 7.33 FEET) AND THE NORTH 15.17 FEET OF LOT 30 IN BLOCK 4 IN BELLAMY'S SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 19GNW656088WH

COUNTY OF DuPage

J Marie Signature Homes LLC, being duly sworn on oath, states that she resides at 8445 S. Morgan St., Chicago, IL 60620-3245. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

J Marie Signature Homes LLC

BY: J Marie Scott by Gabriel D. as POA

STATE OF IL

COUNTY OF DeKalb

Subscribed and sworn to before me this 31 of December, 2019.

Jennifer L Roscop
Notary Public



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