

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

20-22-306-035-0000

COMMONLY REFERRED TO ADDRESS:

6842 S. WABASH AVE.
CHICAGO, IL 60637
HYDE PARK TWP



Doc# 2006413050 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 12:11 PM PG: 1 OF 4

**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT
NOW COMES THE GRANTOR.**

GRANTOR: MR. JOHN M. SCOTT (a DIVORCED MAN NOT SINCE REMARRIED)

of 6842 S. WABASH AVE., CHI, IL 60637, COOK COUNTY, in HYDE PARK TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 29TH DAY OF FEBRUARY IN THE YEAR 2020 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: RAPHA RENTALS LLC AN ILLINOIS LLC

of 8233 S. LANGLEY AVE., CHI, IL 60619, COOK COUNTY, in HYDE PARK TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 6842 S. WABASH AVE., CHICAGO, ILLINOIS 60637

PROPERTY INDEX NUMBER: 20-22-306-035-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire.

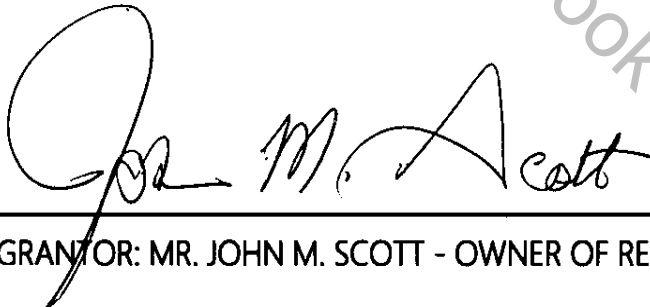
www.lawofficesomfarioareed.com

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2
FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MR. JOHN M. SCOTT WHICH WAS OBTAINED BY THE TRUSTEES DEED WHICH WAS EXECUTED ON JANUARY 28TH, 2019 AND RECORDED ON MARCH 8TH, 2019 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 1906745063.

Finally, the **GRANTOR: MR. JOHN M. SCOTT (A DIVORCED MAN NOT SINCE REMARRIED)** does now hereby **WAIVE & RELEASE ALL RIGHTS** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, RAPHA RENTALS LLC, LOCATED AT 8233 S. LANGLEY AVENUE, CHICAGO, ILLINOIS 60619 in FEE SIMPLE. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.



GRANTOR: MR. JOHN M. SCOTT - OWNER OF RECORD

2-29-2020
SAT., FEB. 29TH, 2020

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



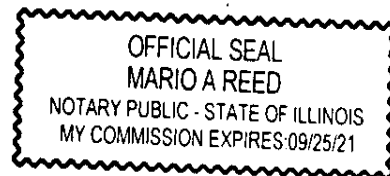
www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that **MR. JOHN M. SCOTT** appeared before me on **the below listed date** and affixed his signature to the foregoing **WARRANTY DEED** under his own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:



SIGNATURE & DATE NOTARIZED ABOVE:
PAGE 2 OF 4 including GGA



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

ATTACHED CERTIFIED LEGAL DESCRIPTION



REAL ESTATE AND TAX SERVICE
OFFICE OF COOK COUNTY CLERK KAREN A. YARBROUGH
 118 N. Clark Street, Room 434, Chicago, Illinois 60602

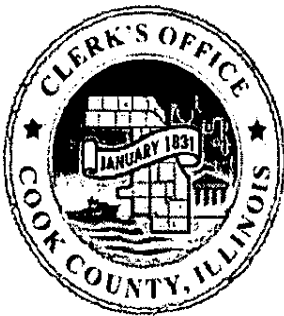
TEL 312.603.5645 FAX 312.603.4707 WEB cookcountyclerk.com

I CERTIFY THAT, ACCORDING TO THE RECORDS HELD BY THE COOK COUNTY CLERK'S OFFICE, THE TAX PARCEL WHICH IS KNOWN BY THE PERMANENT REAL ESTATE INDEX NUMBER (PIN) OF:

20-22-306-035-0000

CORRESPONDS TO THE FOLLOWING LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 9 IN BLOCK 4 IN NORTH LANCASTER SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, OF SECTION 22 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Karen A. Yarbrough LC, 3-3-20

COOK COUNTY CLERK

DATE

ILLINOIS, COOK COUNTY, & CITY OF CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX 04-Mar-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-22-306-035-0000 | 20200301631528 | 0-490-907-488

REAL ESTATE TRANSFER TAX 04-Mar-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-22-306-035-0000 | 20200301631528 | 1-054-013-280

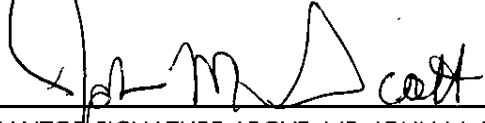
* Total does not include any applicable penalty or interest due.

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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: MR. JOHN M. SCOTT

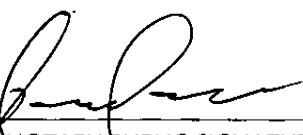
The GRANTOR, MR. JOHN M. SCOTT, now affirms that to the best of his knowledge, the GRANTEE, RAPHA RENTALS LLC shown on the foregoing WARRANTY DEED is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.


GRANTOR SIGNATURE ABOVE: MR. JOHN M. SCOTT

2-29-2020
SATURDAY, FEBRUARY 29TH, 2020:

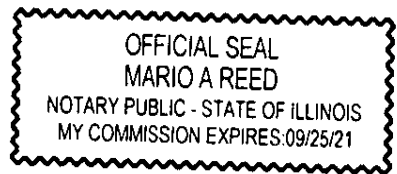
GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MR. JOHN M. SCOTT did appear before me on the ABOVE-REFERENCED DATE, and affixed his signature to the above STATEMENT BY GRANTOR under his own free and voluntary act, while free from any undue influence.


NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



GRANTEE SECTION: RAPHA RENTALS LLC

The AUTHORIZED AGENT FOR THE GRANTEE, RAPHA RENTALS LLC does now hereby swear that to the best of her/his knowledge the GRANTEE, RAPHA RENTALS LLC shown on the foregoing WARRANTY DEED IS AN ILLINOIS CORPORATION authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.


GRANTEE SIGNATURE ABOVE: AGENT FOR RAPHA RENTALS LLC

02/29/2020
SATURDAY, FEBRUARY 29TH, 2020:

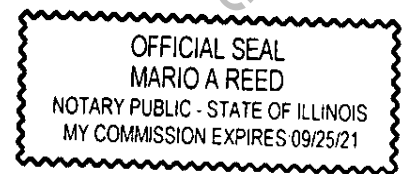
GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF RAPHA RENTALS LLC did appear before me on the ABOVE-REFERENCED DATE, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.


NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



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.