

# UNOFFICIAL COPY

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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/04/2020 11:06 AM Pg: 1 of 7

Dec ID 20200401656341  
ST/CO Stamp 1-433-940-192  
City Stamp 1-694-173-408

This document prepared by:  
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Permanent Index Number: 16-15-408-009-0000, 16-15-408-010-0000 and 16-15-408-011-0000

## WARRANTY DEED (Individual to a Trust)

**THE GRANTOR**, Earnest Thompson, an individual, unmarried, of the Village of Oak Park, County of Cook, State of Illinois, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Earnest Thompson, whose address is 437 Home St., Oak Park, IL 60302, as Trustee of the **Earnest Thompson Trust**, dated September 5, 2017, hereinafter "Grantee," the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to wit:

SEE ATTACHED RIDER

*A00124436LP 1 of 8*

Commonly known as: 4235-4243 W. 5<sup>th</sup> Ave., Chicago, IL 60625, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Prior instrument reference: Document No. 1330341111, of the Recorder of Cook County, Illinois.

N.B. This instrument was prepared at the Grantor's request, from unverified information supplied by the Grantor, without examination or legal opinion of title.

LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple for said premises; that the premises are free from all encumbrances, unless

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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.

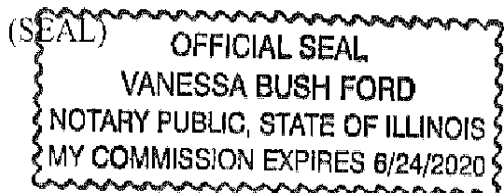
WITNESS Grantor hand this 21 day of April, 2019

Earnest Thompson  
Grantor  
Earnest Thompson

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Earnest Thompson** 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 21 day of April, 2019.



Vanessa Bush Ford  
Notary Public  
Vanessa Bush Ford  
Print Name

My commission expires: \_\_\_\_\_

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act

Date: 04/21/2019

Vanessa Bush Ford  
Signature of Buyer, Seller or Representative

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OFFICIAL SEAL  
VANESSA BUSH FORD  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 08/15/2020

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**Grantor Name, Address, Phone:**  
Earnest Thompson  
437 Home St., Oak Park, IL 60302

**Grantee Name, Address, Phone:**  
The Earnest Thompson Trust  
437 Home St., Oak Park, IL 60302

SEND TAX STATEMENTS TO

GRANTEE

Property of Cook County Clerk's Office

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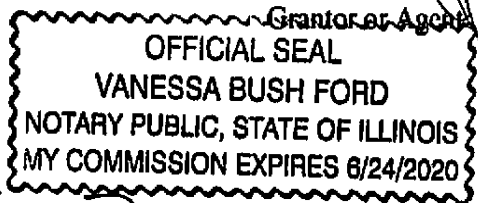
## STATEMENT BY GRANTOR AND GRANTEE

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 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 under the laws of the State of Illinois.

Dated 10/29/2019

Signature: *Vern Ford*  
Grantor or Agent

Subscribed and sworn to before me by the said VERNON FORD dated 10/29/2019



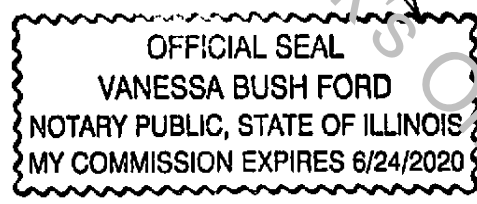
Notary Public *Vanessa Bush Ford*

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 under the laws of the State of Illinois.

Dated 10/29/2019

Signature: *Vern Ford*  
Grantee or Agent

Subscribed and sworn to before me by the said VERNON FORD dated 10/29/2019



Notary Public *Vanessa Bush Ford*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

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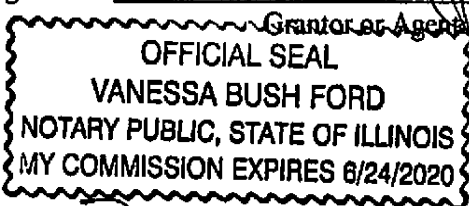
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Signature: *Vern Ford*

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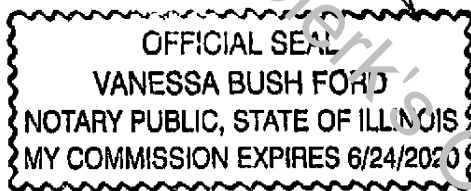
Notary Public *Vanessa Bush Ford*

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 under the laws of the State of Illinois.

Dated 10/29/2019

Signature: *Vern Ford*  
(Grantor or Agent)

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Notary Public *Vanessa Bush Ford*

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## LEGAL DESCRIPTION RIDER

Lots 1, 2 and 3 in Block 2 in Webster Batcheller's Subdivision of part of the Southeast quarter (lying North of the North line of Chicago and Great Western Railroad Company's right of way) of the East half of that part of the West half of the Southeast quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office