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INSTRUMENT PREPARED BY:

The Law Offices of Mario A. Reed

625 East 170th St. Unit 2NW
South Holland, Illinois 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Expert

PROPERTY OWNER INFORMATION

THE ESTATE OF TROY THURMAN (GRANTOR)

7844 SOUTH THROOP STREET, CHICAGO
ILLINOIS 60620 (LAKE TOWNSHIP)

PROPERTY IDENTIFICATION NUMBER:

20-29-321-032-0000



2025357027

Doc# 2025357027 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/09/2020 12:41 PM PG: 1 OF 5

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

Now comes the GRANTOR: THE ESTATE OF TROY THURMAN (A DECEASED MAN) BY AND THROUGH HIS LAWFULLY DECLARED HEIR, MS. HEDDY H. THURMAN, of 7844 SOUTH THROOP STREET, IN CHICAGO, ILLINOIS 60620 AS LEGALLY DECLARED ON THE 17TH DAY OF JULY IN THE YEAR 2020, BY THE HONORABLE JUDGE KENT A. DELGADO, (SEE ATTACHED ORDER DECLARING HEIRSHIP EXHIBIT) IN PROBATE CASE NUMBER 2020 P 002271, CALENDAR 08, ROOM NUMBER 1802, for and in CONSIDERATION of TEN DOLLARS (\$10.00) and no other value in hand paid, DOES NOW HEREBY CONVEY AND WARRANT on this 17TH DAY OF JULY, IN THE YEAR 2020 to the following:

GRANTEE FOR WHOM THIS DEED, AND FUTURE TAX BILL SHOULD BE MAILED TO:

MS. HEDDY H. THURMAN A WIDOWED WOMAN, NOT SINCE REMARRIED of 7844 SOUTH THROOP STREET, IN CHICAGO, ILLINOIS 60620, COOK COUNTY, ALL INTEREST IN FEE SIMPLE, to the following described real property situated in the COUNTY OF COOK, in the STATE OF ILLINOIS TO WIT:

COMMONLY KNOWN ADDRESS:

**7844 SOUTH THROOP STREET
IN CHICAGO, ILLINOIS 60620 – LAKE TOWNSHIP**

LEGAL DESCRIPTION:

SEE ATTACHED

4

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WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 2

Finally, the **GRANTOR, THE ESTATE OF TROY THURMAN (BY AND THROUGH HIS LAWFULLY DECLARED HEIR, MS. HEDDY H. THURMAN)**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** to the **GRANTEE LISTED ABOVE, SPECIFICALLY, MS. HEDDY H. THURMAN** in FEE SIMPLE. Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19** and is **SUBJECT** to all buyer and seller **REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31** and the corresponding **COOK COUNTY & CITY OF CHICAGO** provisions of **REAL ESTATE TRANSFER TAX ORDINANCES**.

Heddy H. Thurman

7-17-20

GRANTOR: THE ESTATE OF TROY THURMAN (BY HEDDY H. THURMAN LEGAL HEIR)

FRIDAY, JULY 17TH, 2020 (DATE)

NOTARY SECTION:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF MARIO A. REED
The Education Esquire

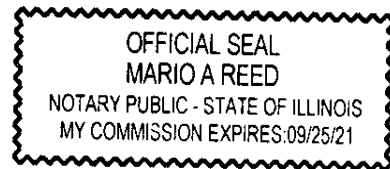
www.lawofficesofmarioareed.com

I, **MARIO A. REED, ESQ.** a **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **MS. HEDDY H. THURMAN** appeared before me this **17TH DAY OF JULY IN THE YEAR 2020** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:

[Handwritten Signature]

MARIO A. REED, ESQ. – NOTARY PUBLIC



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

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ATTACHED CERTIFIED LEGAL DESCRIPTION

KAREN A. YARBROUGH CLERK OF COOK COUNTY
COUNTY OF COOK MAP DEPARTMENT

Date June 4th, 2020

THIS CERTIFIES THAT THE PERMANENT REAL INDEX NUMBER KNOWN AS THE FOLLOWING:

20-29-321-032-0000

BEARS THE FOLLOWING LEGAL DESCRIPTION, AS CERTIFIED BY THE COOK COUNTY CLERK

LOT FIFTEEN (15) IN WM. ESCH AND CLAU F. P. KORSELL'S RESUBDIVISION OF E. P. GRISWOLD'S SUBDIVISION OF BLOCK THIRTY-SIX (36) IN JONES' SUBDIVISION OF THE WEST HALF (1/2) OF SECTION TWENTY-NINE (29) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Certified Legal Desc. Fee:

\$10.00

Karen A. Yarbrough

 COOK COUNTY CLERK

/ 6-4-2020 LAC

/ DATE

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX 17-Aug-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-29-321-032-0000 | 20200801665142 | 1-853-972-960

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

REAL ESTATE TRANSFER TAX 09-Sep-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-29-321-032-0000 | 20200801665142 | 0-841-279-968

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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: THE ESTATE OF TROY THURMAN B/T LAWFULLY DECLARED HEIR MS. HEDDY H. THURMAN

The GRANTOR, THE ESTATE OF TROY THURMAN BY AND THROUGH HIS LAWFULLY DECLARED HEIR HEDDY H. THURMAN, now affirms that to the best of her knowledge, the GRANTEE, MS. HEDDY H. THURMAN shown on the foregoing WARRANTY DEED IS A NATURAL PERSON authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Heddy H. Thurman

7-17-20

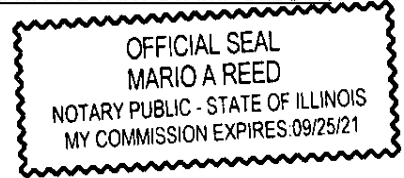
GRANTOR SIGNATURE ABOVE: HEDDY H. THURMAN

FRIDAY, JULY 17TH, 2020:

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

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MS. HEDDY H. THURMAN did appear before me on FRIDAY, JULY 17TH, 2020, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



Mario A. Reed



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

MARIO A. REED, ESQ. NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: MS. HEDDY H. THURMAN

The GRANTEE, MS. HEDDY H. THURMAN does now hereby swear that to the best of her knowledge the GRANTEE, MS. HEDDY H. THURMAN shown on the foregoing WARRANTY DEED IS A NATURAL PERSON authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Heddy H. Thurman

7-17-20

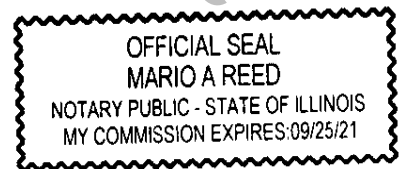
GRANTEE SIGNATURE ABOVE: MS. HEDDY H. THURMAN

FRIDAY, JULY 17TH, 2020:

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

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MS. HEDDY H. THURMAN did appear before me on FRIDAY, JULY 17TH, 2020, and affixed her respective signature to the above STATEMENT BY GRANTEE under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



Mario A. Reed



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

MARIO A. REED, ESQ. NOTARY PUBLIC SIGNATURE ABOVE:

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.

Exhibit

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4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION

The Estate Of

Troy Thurman
Deceased

Case Number: 2020 P 002271
Calendar: 08 Room Number: 1802
Honorable Judge Kent A. Delgado
(or any judge sitting in his stead)

ORDER DECLARING HEIRSHIP

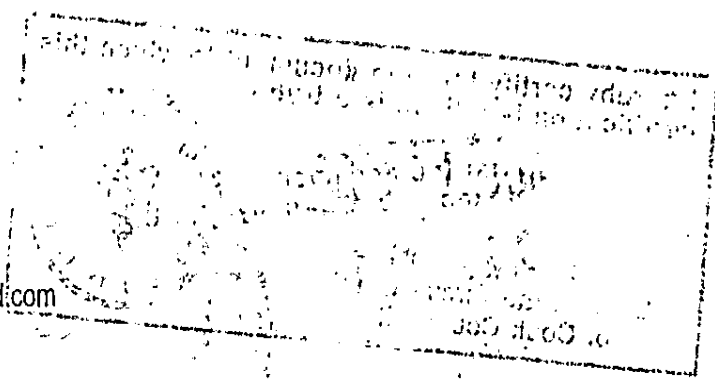
After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUALS** are the **ONLY SURVIVING HEIRS** of the **DECEDENT, MR. TROY THURMAN**, who died on JUNE 10TH, 2008.

A) MRS. HEDDY H. THURMAN (HIS LEGAL SPOUSE) who is NOT CURRENTLY UNDER A DISABILITY NOR A MINOR and currently resides at 7844 SOUTH THROOP STREET, IN CHICAGO, ILLINOIS 60620, WITHIN COOK COUNTY.

ENTERED
Judge Kent A. Delgado 20-2485
ENTERED
JUL 17 2020
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

HONORABLE JUDGE KENT A. DELGADO JUDGE'S NO.
(OR ANY JUDGE SITTING IN HER/HIS STEAD)

ATTORNEY NUMBER: 62093
ATTORNEY NAME: MR. MARIO A. REED, ESQ.
ADDRESS: 625 EAST 170TH STREET, UNIT 2E
CITY/ZIP CODE: SOUTH HOLLAND, ILLINOIS 60473
EMAIL ADDRESS: marioareed@outlook.com
TELEPHONE NUMBER: 708.808.0814
WEBSITE INFORMATION: www.lawofficesofmarioareed.com



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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date AUG 19 2020

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

