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**WARRANTY DEED
Statutory (ILLINOIS)**



Doc# 2026206065 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2020 11:56 AM PG: 1 OF 5

RECORDER'S STAMP

THE GRANTOR, Matthew Hargrove, an unmarried man, ("Grantor"), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Unique Investment Corp., an Illinois corporation ("Grantee"), the following described Premises:

THE SOUTH 29 FEET OF LOT 3 IN BLOCK 17 IN SOUTH ENGLEWOOD, A SUBDIVISION OF SISSON AND NEWMAN OF PART OF SECTIONS 32 AND 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX #: 20-33-318-021-0000

PROPERTY ADDRESS: 8632 S Parnell Avenue, Chicago, Illinois 60620

THIS IS NOT HOMESTEAD PROPERTY

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E.

Subject to the general real estate taxes for 2020 and all subsequent years, and all covenants, easements, conditions and restrictions of record.

S Y
P 5
S I
M Y
SC Y
E N
INT 260

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunder set his hand and seal this 15th day of January, 2020.

Mathew Hargrove

Mathew Hargrove

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **Mathew Hargrove** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of January, 2020.



Keyana Hardy
NOTARY PUBLIC

My Commission expires: July 6, 2022

AFTER RECORDING RETURN TO:

Unique Investment Corp.
47 W. Division Street
Suite 219
Chicago, Illinois 60610

FORWARD TAX BILLS TO:

Unique Investment Corp.
47 W. Division Street
Suite 219
Chicago, Illinois 60610

This instrument prepared by:

Unique Investment Corp.
47 W. Division Street
Suite 219
Chicago, Illinois 60610

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

11-Sep-2020



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00 *

20-33-318-021-0000 | 20200901692671 | 1-221-278-176

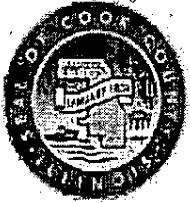
* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

11-Sep-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-33-318-021-0000

| 20200901692671 |

1-972-419-040

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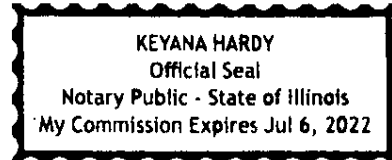
STATEMENT BY GRANTOR AND GRANTEE

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 JANUARY 15th, 2020

Signature: Matthew Hargrave
Grantor or Agent

Subscribed and sworn to before me
By the said KEYANA HARDY
This 15, day of JANUARY, 2020
Notary Public Keyana Hardy

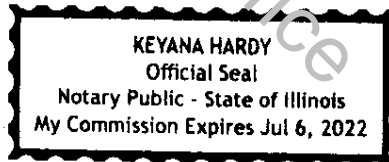


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date January 15, 2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said KEYANA HARDY
This 15, day of JANUARY, 2020
Notary Public Keyana Hardy



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