

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT



Doc# 2029447008 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2020 10:21 AM PG: 1 OF 4

PROPERTY IDENTIFICATION NUMBER:

20-26-223-005-0000

COMMONLY REFERRED TO ADDRESS:

7347 S. BLACKSTONE AVE.
CHICAGO, ILLINOIS 60619
HYDE PARK TOWNSHIP

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

NOW COMES THE GRANTOR:

GRANTOR: MS. THERESA U. THOMAS (a MARRIED WOMAN)

of 7347 S. BLACKSTONE AVE., IN CHICAGO, IL. 60619, COOK COUNTY, in HYDE PARK TWP

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 10TH DAY OF OCTOBER IN THE YEAR 2020 to the following GRANTEES for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE (A): MS. THERESA U. THOMAS (a MARRIED WOMAN)

GRANTEE (B): MS. TANGELA THOMAS (a SINGLE WOMAN)

GRANTEE (C): MS. TRACY L. THOMAS (a SINGLE WOMAN)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
of 7347 S. BLACKSTONE AVE., IN CHICAGO, IL. 60619, COOK COUNTY, in HYDE PARK TWP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 7347 S. BLACKSTONE AVE., CHICAGO, IL. 60619

PROPERTY INDEX NUMBER: 20-26-223-005-0000 | 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

PAGE 1 OF 4 including GGA

www.lawofficesomfarioareed.com

REAL ESTATE TRANSFER TAX

20-Oct-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-26-223-005-0000

| 20201001627046 | 1-870-037-984

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2
 FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MS. THERESA U. THOMAS, WHICH WAS OBTAINED BY THE TRUSTEES DEED WHICH WAS EXECUTED ON JULY 12TH, 2004 AND RECORDED ON JULY 12TH, 2004 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 0419445146.

Finally, the GRANTOR: MS. THERESA U. THOMAS (A MARRIED WOMAN), 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, MS. THERESA U. THOMAS, MS. TANGELA THOMAS AND MS. TRACY L. THOMAS, LOCATED AT 7347 S. BLACKSTONE AVE., IN CHICAGO, ILLINOIS 60619 in FEE SIMPLE. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and 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.

Theresa U. Thomas

GRANTOR: MS. THERESA U. THOMAS - OWNER OF RECORD

10-10-20

SAT., OCTOBER 10TH, 2020

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

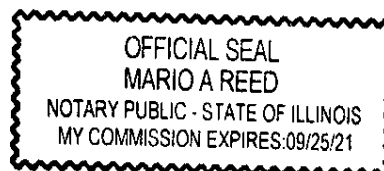


THE LAW OFFICES OF MARIO A. REED
The Education Esquire

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. THERESA U. THOMAS appeared before me on October 10th, 2020 and affixed her respective signature to the foregoing WARRANTY DEED under her own free and voluntary act while free from any undue influence.

PLEASE STAMP, NOTARY STAMP OR SEAL BELOW:



SIGNATURE & DATE NOTARIZED ABOVE

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

ATTACHED LEGAL DESCRIPTION

THE SOUTH FIFTEEN (15) FEET OF LOT FOURTEEN (14) AND THE NORTH FIFTEEN (15) FEET OF LOT FIFTEEN (15) IN WENTWORTH'S SUBDIVISION OF THE SOUTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX

15-Oct-2020



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

20-26-223-005-0000 | 20201031627046 | 1-593-548-256

*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: MS. THERESA U. THOMAS

The GRANTOR, MS. THERESA U. THOMAS, now affirms that to the best of her knowledge, the GRANTEES, MS. THERESA U. THOMAS, MS. TANGELA THOMAS & MS. TRACY L. THOMAS shown on the foregoing WARRANTY DEED are NATURAL PEOPLE authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Theresa U Thomas

10-10-20

GRANTOR SIGNATURE ABOVE: MS. THERESA U. THOMAS

SATURDAY, OCTOBER 10TH, 2020:

GRANTOR NOTARY SECTION: NOTARY PUBLIC IN THE STATE OF ILLINOIS

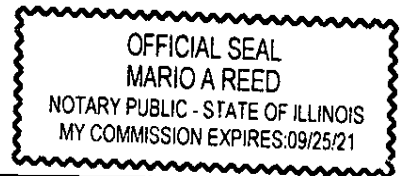
I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MS. THERESA U. THOMAS did appear before me on the ABOVE-REFERENCED DATE, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any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

AFFIX NOTARY STAMP BELOW:

[Signature]



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: MS. THERESA U. THOMAS, MS. TANGELA THOMAS & MS. TRACY L. THOMAS

The AUTHORIZED AGENT FOR THE GRANTEES, MS. THERESA U. THOMAS, MS. TANGELA THOMAS & MS. TRACY L. THOMAS does now hereby swear that to the best of her/his knowledge the GRANTEES, MS. THERESA U. THOMAS, TANGELA THOMAS & MS. TRACY L. THOMAS shown on the foregoing WARRANTY DEED are NATURAL PEOPLE authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Tangela

10-10-20

GRANTEE SIGNATURE ABOVE: AGENT FOR MS. TANGELA THOMAS & MS. THERESA U. THOMAS, & MS. TRACY L. THOMAS

SATURDAY, OCTOBER 10TH, 2020:

GRANTEE NOTARY SECTION: NOTARY PUBLIC IN THE STATE OF ILLINOIS

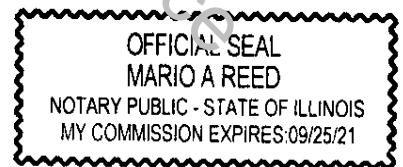
I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT FOR MS. TANGELA THOMAS, MS. THERESA U. THOMAS, & MS. TRACY L. THOMAS did appear before me on the ABOVE-REFERENCED DATE, and affixed her/his respective signature to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

AFFIX NOTARY STAMP BELOW:

[Signature]



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire



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 QUITCLAIM 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.