

UNOFFICIAL COPY

INDEPENDENT ADMINISTRATOR'S DEED



2102040006D

Doc# 2102040006 Fee \$93.00

MAIL TO:

Sheldon Edwards
9046 S. Ada St.
Chicago, Illinois 60620

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/20/2021 09:48 AM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER

Sheldon Edwards
9046 S. Ada St.
Chicago, Illinois 60620

GRANTOR, Sheldon Edwards, as Independent Administrator of the Estate of Ramona Edwards, deceased, by virtue of letters of office still in effect issued to the Independent Administrator by the Probate Court of Cook County, State of Illinois, in Case Number 2018 P 001523, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, Sheldon Edwards, of 9046 S. Ada St., Chicago, Illinois 60620, in the County of Cook, the following described real estate, to wit:

Permanent Index No.: 25-05-128-030-0000

Property Address: 9046 S. ADA ST., CHICAGO, ILLINOIS 60620

Legal Description: THE SOUTH 32 FEET 6 INCHES OF LOT 15 IN BLOCK 13 IN H.H. THOMAS' SUBDIVISION OF BLOCKS 12 AND 13 IN W.O. COLE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID NORTH WEST 1/4) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to all easements of record.

DATED this 09 day of OCTOBER, 2020.

Sheldon Edwards

Sheldon Edwards, Independent Administrator

This is an original document

Sheldon Edwards

State of Illinois - County of Cook

This instrument was acknowledged before me on 10/09/2020 (Date)

By SHELDON EDWARDS

STATE OF IL)

COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 9 day of OCTOBER, 2020 by Sheldon Edwards, Independent Administrator.

R. Shah Notary Public

My commission expires 07/16/2023:

S Y
P 3
S X
M Yes
SC X
E NO
IN AS

COUNTY - ILLINOIS TRANSFER STAMPS

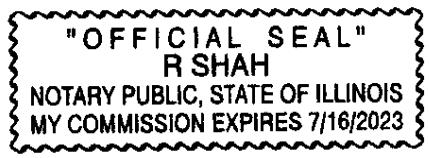
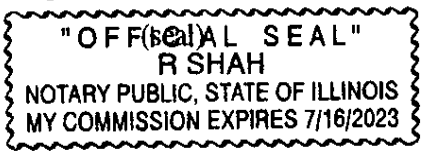
Exempt Under Provision of Paragraph (e), Section 31-45, Real Estate Transfer Act

Date: 10/13/2020

Signature: [Signature]

Prepared by:
Jennifer Wu, CVLS (PCAP)
33 N. Dearborn St., Suite 400
Chicago, Illinois 60602

R. Shah



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 28-Oct-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-05-128-030-0000 | 20201001638195 | 0-816-841-696

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX 16-Nov-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-05-128-030-0000 | 20201001638195 | 0-014-957-536

COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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 **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 09 | 20 20

SIGNATURE: Sheldon Edwards
GRANTOR or AGENT

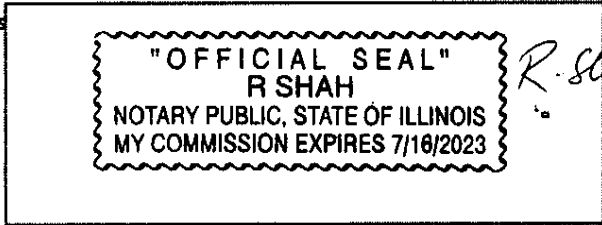
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: R SHAH

By the said (Name of Grantor): Sheldon Edwards, as Independent Administrator **AFFIX NOTARY STAMP BELOW**
of the Estate of Ramona Edwards

On this date of: 10 | 09 | 20 20

NOTARY SIGNATURE: R. Shah



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 09 | 20 20

SIGNATURE: Sheldon Edwards
GRANTEE or AGENT

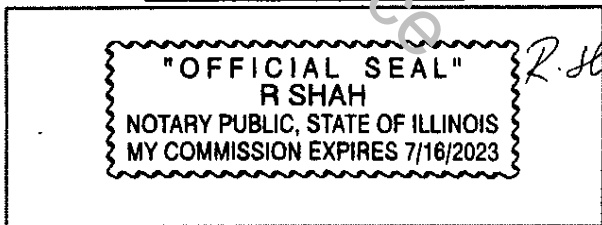
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Sheldon Edwards

On this date of: 10 | 09 | 20 20

NOTARY SIGNATURE: R. Shah



CRIMINAL LIABILITY NOTICE
Pursuant to Section **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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016

"This is an original document"
Sheldon Edwards

State of Illinois - County of Cook
This instrument was acknowledged before me on 10/09/2020 (Date)
By SHELDON EDWARDS