

UNOFFICIAL COPY

Doc#: 2114104221 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/21/2021 08:11 AM Pg: 1 of 5

Prepared By:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Dec ID 20210401696328

Recording Requested By/Return to:

FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

WARRANTY DEED

FOR RECORDER'S USE ONLY

2021-02-187

THIS DEED, Executed this 8 day of April, 2021, by first party **JOSIE B. NALL, ALSO KNOWN AS JOSIE NALL** to second party, **JOSIE NALL, SINGLE**, of 14209 MARYLAND AVENUE, DOLTON, IL 60419.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

ALL THE FOLLOWING DESCRIBED PROPERTY LOCATED OM COOK COUNTY, ILLINOIS:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE EAST 8.00' FEET OF LOT 5 AND EXCEPT THE NORTH 96.00 OF LOTS 1, 2, 3, 4 AND 5) IN BLOCK 8 IN CALUMET PARK FIRST ADDITION BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JUNE 18, 1925 IN BOOK 208 PAGES 12 AND 13 AS DOCUMENT NUMBER 8948328.

ALSO

THAT PART OF THE EAST AND WEST VACATED 16.00 FEET WIDE ALLEY IN BLOCK 8 IN SAID CALUMET PARK FIRST ADDITION LYING WEST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 8.00 FEET OF LOT 5 IN SAID BLOCK 8 AND LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 1 IN SAID BLOCK 8, ALL IN COOK COUNTY, ILLINOIS.

THE IMPROVEMENTS THEREON BEING KNOWN AS 14209, MARYLAND AVENUE DOLTON, ILLINOIS - 60419.

APN: 29-02-301-040-0000

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PROPERTY ADDRESS: 14209 MARYLAND AVENUE, DOLTON, IL 60419

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X Amanda Muller 4/13/21
(Signature of buyer, seller, or representative) (Date)

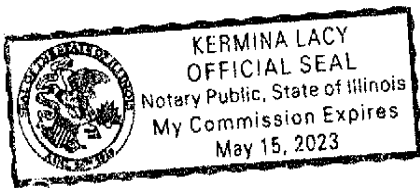
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Josie B. Nall
JOSIE B. NALL, A/K/A JOSIE NALL

STATE OF ILLINOIS)
COUNTY OF Cook) (S)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **JOSIE B. NALL, A/K/A JOSIE NALL** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 8 April, 2021.

(seal)



Kermin Lacy
Notary Public
My Commission Expires: 5-15-2023

Send Tax Bills to:
JOSIE NALL
14209 MARYLAND AVENUE
DOLTON, IL 60419

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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Exempt under provisions of 35 ILCS 200/, Sec. 31-45,
Para. E Real Estate Transfer Tax Law.

4/13/2021 Amanda Muller
Date Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

Property of Cook County Clerk's Office

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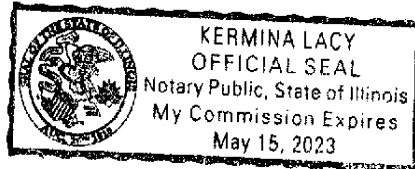
STATEMENT BY GRANTOR AND GRANTEE

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 4/8/2021, 2021

Signature: *Jose Mall*
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 8, day of April, 2021
Notary Public *[Signature]*

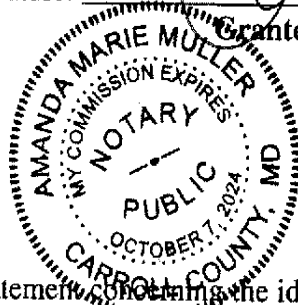


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 13th, 2021

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 13th, day of April, 2021
Notary Public *Amanda Marie Muller*



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.)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

Sosie Nell, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 14209 Maryland Ave, Dolton, IL 60419.
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____
- C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Kermina Lacy
this 6 day of April, 2021.

Kermina Lacy
Signature of Notary Public

Sosie Nell
Signature of Affiant

