

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

29-12-220-026-0000

MAIL RECORDED DEED TO:

BBO INVESTMENT INC.

20139 DRIFTWOOD AVENUE

LYNWOOD, ILLINOIS 60411

Doc#: 2116139234 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/10/2021 12:18 PM Pg: 1 of 4

Dec ID 20210501646527

ST/CO Stamp 0-649-783-568 ST Tax \$140.00 CO Tax \$70.00

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

NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC#2107647014):

GRANTOR: MS. TOYA Y. FRANKLIN (a WIDOWED WOMAN)

of 406 BENSLEY AVENUE, IN CALUMET CITY, ILLINOIS 60411, in THORNTON TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this TWENTY-SEVENTH DAY OF MAY IN THE YEAR 2021 to the following GRANTEE for whom the **FUTURE TAX BILL SHOULD BE MAILED TO:**

GRANTEE: BBO INVESTMENT INC. (an ILLINOIS CORPORATION)

of 20139 DRIFTWOOD AVENUE, IN LYNWOOD, ILLINOIS 60411, in BLOOM TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESSES:

406 BENSLEY AVENUE, IN CALUMET CITY, ILLINOIS 60409, in THORNTON TOWNSHIP

PROPERTY INDEX NUMBERS: 29-12-220-026-0000

LEGAL DESCRIPTION: SEE ATTACHED PAGE THREE (3)

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

PAGE 1 OF 3 including LEGAL DESCRIPTION

**FIDELITY NATIONAL TITLE
OC21017164**

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

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY MS. TOYA Y. FRANKLIN, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON JANUARY 31ST, 1996 AND RECORDED ON FEBRUARY 8TH, 1996 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 96106139. ADDITIONALLY, UPON THE DEATH OF JOINT TENANT, DAVID L. FRANKLIN, MS. TOYA Y. FRANKLIN BECAME THE SOLE 100% OWNER OF THE PROPERTY PURSUANT TO THE SURVIVING TENANT AFFIDAVIT, WHICH WAS EXECUTED ON FEBRUARY 1ST, 2021, AND RECORDED ON MARCH 17TH, 2021 WITH THE COOK COUNTY CLERK'S OFFICE AS DOCUMENT NUMBER 2107647014.

Finally, the **GRANTOR: MS. TOYA Y. FRANKLIN (A WIDOWED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS TO HER 100% INTEREST** and by **VIRTUE OF THE HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** to the **GRANTEE LISTED ABOVE**, SPECIFICALLY, **BBO INVESTMENT INC. (AN ILLINOIS CORPORATION)**, LOCATED AT **20139 DRIFTWOOD AVENUE, IN LYNWOOD, ILLINOIS 60411** in **FEE SIMPLE**. Also, this **WARRANTY DEED PURSUANT TO §765 ILCS 5/9** and is **SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31** and the **CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION**, as well as **ANY RESPECTIVE ORDINANCE REQUIRED BY THE CITY OF CALUMET CITY**, AND FOR **THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.**

Toya Y. Franklin

5/25/2024

GRANTOR: MS. TOYA Y. FRANKLIN (OWNER OF RECORD)

DATE SIGNED ABOVE:

NOTARY VERIFICATION SECTION

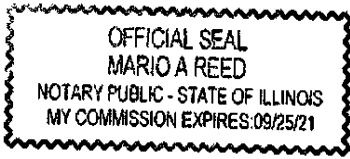
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that **MS. TOYA Y. FRANKLIN** appeared before me on **THE ABOVE-INDICATED DATE** 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 BELOW:

Mario A. Reed

NOTARY PUBLIC SIGNATURE ABOVE:



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

ATTACHED LEGAL DESCRIPTION

LOT ELEVEN (11) IN BLOCK FIVE (5) IN CALUMET CITY SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CITY OF CALUMET CITY TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX (10)

62081 5-25-2021



Calumet City • City of Homes \$ 560.00

REAL ESTATE TRANSFER TAX (10)

62080 5-25-2021

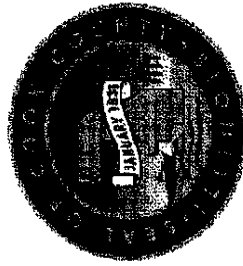


Calumet City • City of Homes \$ 760.00

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REAL ESTATE TRANSFER TAX

27-May-2021



COUNTY:

70.00

ILLINOIS:

140.00

TOTAL:

210.00

29-12-220-026-0000

| 20210501646527

| 0-649-783-568

Property of Cook County Clerk's Office