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# UNOFFICIAL COPY

**PREPARED BY:**

Thomas J. Mullen  
1 North 141 County Farm Road, Ste 230  
Winfield, IL 60190

Doc# 2118942086 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/08/2021 10:22 AM Pg: 1 of 4

**MAIL TAX BILL TO:**

Glen Ackerman and Lisa A. Dodson  
9418 LeClaire Ave.  
Skokie, IL 60077

Dec ID 20210601659536  
ST/CO Stamp 0-771-347-728 ST Tax \$370.00 CO Tax \$185.00

**MAIL RECORDED DEED TO:**

Glen Ackerman and Lisa A. Dodson  
9418 LeClaire Ave.  
Skokie, IL 60077

## JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Seima Moul, married to Malina Lin, of 9148 Laramie Ave. in the Village of Skokie, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Glen Ackerman, Single and Lisa A. Dodson, Single of 9309 Kedvale Ave., Skokie, Illinois 60076, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE SOUTH 16-1/2 FEET OF LOT 12 AND ALL OF LOT 13 IN BLOCK 5 IN JOHN BROWN NILES CENTER SIMPSON STREET STATION SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-16-209-058-0000

Property Address: 9418 LeClaire Ave., Skokie, IL 60077

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

<b>VILLAGE OF SKOKIE</b>	
<b>ECONOMIC DEVELOPMENT TAX</b>	
PIN:	<u>10-16-209-058-0000</u>
ADDRESS:	<u>9418 LeClaire</u>
16636	<u>\$ 110.00</u>
	<u>6/15/21 SL</u>

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Dated this 21 day of June, 2021

*Seima Morl*

Seima Morl

*Malina Lin*

Malina Lin,

signing for purpose of waiving homestead rights

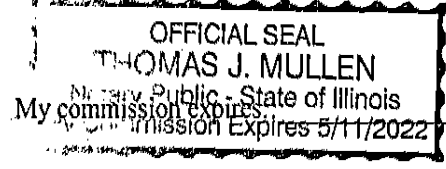
STATE OF Illinois )  
COUNTY OF DuPage ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Seima Morl and Malina Lin, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21<sup>st</sup> day of June, 2021

*TJ Mullen*

Notary Public



Exempt under the provisions of paragraph \_\_\_\_\_

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: 6 | 21 | 20 21

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

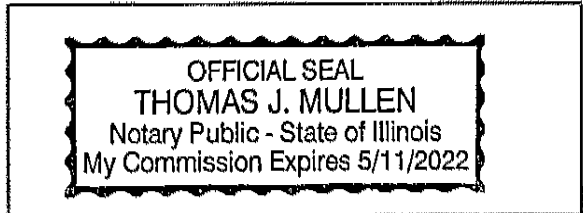
Subscribed and sworn to before me, Name of Notary Public: Thomas J. Mullen

By the said (Name of Grantor): Reima Morl

On this date of: 6 | 21 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: \_\_\_\_\_ | \_\_\_\_\_ | 20 \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

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

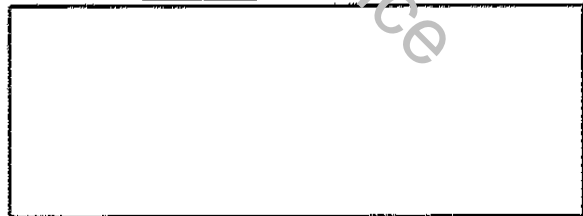
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: \_\_\_\_\_ | \_\_\_\_\_ | 20 \_\_\_\_\_

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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)

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## EXEMPTIONS:

**SEC. 98-79 EXEMPT TRANSACTIONS.** The tax imposed by this article shall not apply to the following transactions, provided such transaction in each case is accompanied by a certificate setting forth the facts or such other certificate of record or sworn statement as the Village Manager or designee may require at the time of filing of the declaration form:

- 1) Transactions involving real property acquired from any governmental body;
- 2) Transactions in which the deed secures debt or other obligations;
- 3) Transactions in which the deed, without additional consideration, confirms, corrects, modifies or supplements a deed previously recorded;
- 4) Transactions in which the transfer price covering the sale of any owner-occupied residential unit is less than \$100,000.00 and the seller qualifies for Section 8 Housing Assistance Payment Program Income Guidelines of the U.S. Housing Act of 1937 (42 U.S.C.A. § 14375), as amended from time to time;
- 5) Transactions in which the transfer price is less than \$500.00;
- 6) Transactions in which the deed is a tax deed;
- 7) Transactions in which the deed releases real property which is security for a debt or other obligation, unless the grantee of the deed intends to own the property which is the subject of the transaction and (i) lease it or part of it to a third party; (ii) operate a business on it; (iii) construct or rehabilitate any building; or (iv) reside in a building on the property. If the grantee is an agency of the United States of America or the State of Illinois, or a bank, savings and loan or other financial institution that is chartered by a U.S. agency or regulated by the Illinois Department of Financial and Professional Regulation, the transaction remains exempt;
- 8) Transactions in which the deed is from a bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee thereof, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under State or federal law regulating or supervising such institutions, or upon redelivery or retransfer by any such transferee or successor thereto;
- 9) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under (i) plans of reorganization where no gain or loss is recognized by a party to a reorganization under the Federal Internal Revenue Code of 1986 and which meet requirements of Section 368 of the Federal Internal Revenue Code of 1986, as amended from time to time (26 U.S.C.A. §368), unless such transaction involves the transfer of an indirect interest in real property as reflected by a controlling interest in a real estate entity, or (ii) a confirmed plan of reorganization under Section 1146(c) of Chapter 11 of the United States Bankruptcy Code of 1978, as amended (11 U.S.C.A. § 1101 et seq.);
- 10) Transactions from a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, or upon redelivery or retransfer by any such transferee, trustee or successor thereto;
- 11) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- 12) Transactions wherein there is a contemporaneous exchange of real property involving the same parties, except that the money difference or money's worth paid from 1 or the other shall not be exempt from the tax;
- 13) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States;
- 14) A transfer by lease (other than by means of a ground lease which constitutes a transfer of the beneficial interest in real property); and
- 15) Transfers made by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy.

**SEC. 98-80 CONSTRUCTION OF EXEMPTIONS.** All exemptions from the taxes imposed by this Chapter shall be strictly and narrowly construed, and all other provisions of this Chapter shall be broadly construed in order to give effect to the intent of this Chapter, which is to tax all transfers of real property within the Village, unless specifically exempt.

**SEC. 98-88 PAYMENT OF OUTSTANDING DEBTS.** Prior to the issuance of Revenue Stamps issued after June 30, 1996 as required by Section 98-75 et. seq. of this Chapter, the Village Manager or designee shall determine the amount of debts pertaining to the property or the owner of same then in existence on the Village's information system and shall cause such debts to be paid prior to the issuance of Skokie Revenue Stamps. Notwithstanding the aforementioned, this Section 98-88 shall not relieve an individual from debts not yet processed by the Village in the normal course of its business nor shall it relieve an individual from debts or judgments recorded against the real property.

**SEC. 98-74 RULES AND REGULATIONS.** The Village Manager is hereby authorized to establish and promulgate rules, regulations and procedures for the implementation of the provisions contained in this Chapter 98.