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DOCUMENT TYPE TO BE RECORDED

WARRANTY DEED

PURSUANT TO THE FOLLOWING:

§765 ILCS 5/9 Conveyances Act

FOLLOWING DECLARED HEIRSHIP

AS OUTLINED IN THE FOLLOWING:

§755 ILCS 5/20-24 Notice of Probate

PROPERTY IDENTIFICATION NUMBER:

20-32-202-008-0000



Doc# 2120857027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2021 12:55 PM PG: 1 OF 8

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILC 5/20-24

NOW COMES THE GRANTOR:

THE ESTATE OF GRACIE L. TUCKER (a DECEASED WOMAN)

formerly of 7923 S. ABERDEEN ST., IN CHICAGO, IL 60620, COOK COUNTY as DECLARED IN

CASE NUMBER 2021 P 002747, CALENDAR 02, BY THE HONORABLE JUDGE

CAROLYN GALLAGHER ON TUESDAY, JUNE 29TH, 2021 (SEE ATTACHED CERTIFIED

ORDER DECLARING HEIRSHIP MARKED AS EXHIBIT) BY HER LAWFULLY DECLARED HEIRS, MS.

BARBARA A. WHITE, MS. STEPHANIE R. TUCKER, MR. JEFFREY M. TUCKER, MS.

ALECIA B. TUCKER, and MR. KEVIN WHITE DO NOW CONVEY AND WARRANT THE ESTATE'S

100% (SPLIT 20% EACH BETWEEN THEM) FEE SIMPLE INTEREST TO THE FOLLOWING LAWFULLY DECLARED

HEIR & GRANTEE WHO DO NOW INVOKE THEIR RIGHT PURSUANT TO §755 ILCS 5/20-24(b) TO UTILIZE

THIS DEED TO "RECORD A NOTICE OF PROBATE" CLAIMING THEIR INTEREST & ASSIGNING THAT INTEREST TO

THE FOLLOWING **GRANTEES** FOR WHOM THIS DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE A (60%): MR. JEFFREY M. TUCKER (A MARRIED MAN);

GRANTEE B (20%): MS. BARBARA A. WHITE (AN UNMARRIED WOMAN); &

GRANTEE C (20%): MS. ALECIA B. TUCKER (AN UNMARRIED WOMAN)

NOW OF 7923 S. ABERDEEN ST., IN CHICAGO, ILLINOIS 60620, COOK COUNTY, IN LAKE TOWNSHIP

THIS DEED WAS PREPARED BY:

THE LAW OFFICES OF MARIO A. REED
625 EAST 170TH STREET, UNIT 2 EAST
SOUTH HOLLAND, ILLINOIS 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

COMMONLY REFERRED ADDRESS

**7923 S. ABERDEEN ST.
CHICAGO, ILLINOIS 60620**

www.lawofficesofmarioareed.com

LEGAL DESCRIPTION: SEE ATTACHED PAGE (FOUR)

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 1

ILLINOIS WARRANTY DEED PURSUANT TO 755 ILCS 5/19 & 755 ILCS 5/20-24 PAGE 2

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Finally, the **GRANTOR, THE ESTATE OF GRACIE L. TUCKER (BY AND THROUGH HER LAWFULLY DECLARED HEIR, MS. BARBARA A. WHITE)**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS OF MY 20% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b)** to the **GRANTEE LISTED ABOVE, SPECIFICALLY, MS. BARBARA A. WHITE** in **FEE SIMPLE**. Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19** and is **EXEMPT** to all buyer and seller **REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31** and the corresponding **CITY OF CHICAGO** provisions of **REAL ESTATE TRANSFER TAX ORDINANCES**.

Barbara A. White

06/29/21

GRANTOR: THE ESTATE OF GRACIE L. TUCKER (B/T MS. BARBARA A. WHITE LEGAL HEIR 20%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF MARIO A. REED
The Education Esquire

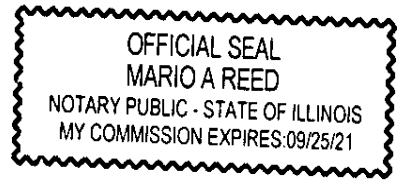
www.lawofficesofmarioareed.com

I, **ATTORNEY MARIO A. REED**, a **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **MS. BARBARA A. WHITE** appeared before me on **TUESDAY, JUNE 29TH, 2021** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:

[Signature]

SIGNATURE OF NOTARY PUBLIC ABOVE:



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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 3

Finally, the GRANTOR, THE ESTATE OF GRACIE L. TUCKER (BY AND THROUGH HER LAWFULLY DECLARED HEIR, MS. STEPHANIE R. TUCKER), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 20% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, MR. JEFFREY M. TUCKER in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the corresponding CITY OF CHICAGO provisions of REAL ESTATE TRANSFER TAX ORDINANCES.

Stephanie R. Tucker

06/18/2021

GRANTOR: THE ESTATE OF GRACIE L. TUCKER (BY MS. STEPHANIE R. TUCKER LEGAL HEIR 20%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF)
Wisconsin) SS
COUNTY OF)
Milwaukee



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, Jasmin S. G. Gorham, a NOTARY PUBLIC in the STATE OF Wisconsin and the COUNTY OF Milwaukee do hereby swear and affirm that MS. STEPHANIE R. TUCKER appeared before me on 18th June 2021 and affixed her respective signature to the foregoing WARRANTY DEED under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:

JASMIN S. G. GORHAM
Notary Public
State of Wisconsin

Jasmin S. G. Gorham
SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 5

Finally, the GRANTOR, THE ESTATE OF GRACIE L. TUCKER (BY AND THROUGH HER LAWFULLY DECLARED HEIR, MR. KEVIN WHITE), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 20% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, MR. KEVIN WHITE in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the corresponding CITY OF CHICAGO provisions of REAL ESTATE TRANSFER TAX ORDINANCES.

Kevin White 6-12-21
GRANTOR: THE ESTATE OF GRACIE L. TUCKER (B/T) MR. KEVIN WHITE LEGAL HEIR 20% DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF Michigan)
) SS
COUNTY OF Calhoun)



I, Dianne Otto, a NOTARY PUBLIC in the STATE OF Michigan and the COUNTY OF Jackson do hereby swear and affirm that MR. KEVIN WHITE appeared before me on 06/12/2021 and affixed his respective signature to the foregoing WARRANTY DEED under his own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:

DIANNE OTTO
Notary Public, State of Michigan
County of Jackson
My Commission Expires Jan. 13, 2022
Acting in the County of Calhoun

Dianne Otto
SIGNATURE OF NOTARY PUBLIC ABOVE:

UNOFFICIAL COPY**WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 7****ATTACHED LEGAL DESCRIPTION**

LOT FOURTEEN (14) AND THE NORTH SEVEN AND A HALF (7 1/2) FEET OF LOT FIFTEEN (15) IN BLOCK TWO (2) IN HIGH RIDGE ADDITION TO AUBURN, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-TWO (32) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CITY OF CHICAGO MUNICIPAL TRANSFER TAX STAMPS**REAL ESTATE TRANSFER TAX**

22-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-32-202-008-0000 | 20210701608082 | 0-021-492-496

REAL ESTATE TRANSFER TAX

22-Jul-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-32-202-008-0000 | 20210701608082 | 0-531-352-336

* Total does not include any applicable penalty or interest due.

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WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 8

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 ESTATE OF MS. GRACIE L. TUCKER B/T LAWFULLY DECLARED HEIR MS. BARBARA A. WHITE

The GRANTOR, THE ESTATE OF MS. GRACIE L. TUCKER BY AND THROUGH HER LAWFULLY DECLARED HEIR, BARBARA A. WHITE, now affirms that to the best of her knowledge, the GRANTEES, MS. BARBARA A. WHITE, MS. ALECIA B. TUCKER, AND MR. JEFFREY M. TUCKER, 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.

[Handwritten Signature]

GRANTOR SIGNATURE ABOVE: THE ESTATE OF GRACIE L. TUCKER

6/29/2021
DATE SIGNED ABOVE:

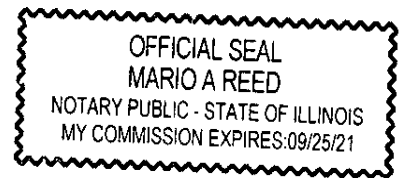
GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE LISTED GRANTOR did appear before me on THE DATE SIGNED ABOVE, and affixed their respective signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

[Handwritten Signature]

NOTARY PUBLIC SIGNATURE ABOVE:



GRANTEE SECTION: REPRESENTATIVE FOR MS. BARBARA A. WHITE, MS. ALECIA B. TUCKER, AND MR. JEFFREY M. TUCKER

The Authorized Agent for the GRANTEES, MS. BARBARA A. WHITE, MS. ALECIA B. TUCKER, and MR. JEFFREY M. TUCKER, does now hereby swear that to the best of their knowledge the GRANTEES, MS. BARBARA A. WHITE, MS. ALECIA B. TUCKER, and MR. JEFFREY M. TUCKER, 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.

[Handwritten Signature]

GRANTEE SIGNATURE ABOVE: AGENT FOR MS. BARBARA A. WHITE, MS. ALECIA B. TUCKER, AND MR. JEFFREY M. TUCKER

6/29/2021
DATE SIGNED ABOVE:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE AUTHORIZED AGENT FOR THE ABOVE LISTED GRANTEE did appear before me on THE DATE SIGNED ABOVE, and affixed their respective signature to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

[Handwritten Signature]

MARIO A. REED, ESQ. 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 WARRANTY 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.