

# UNOFFICIAL COPY



Doc# 2121819013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 09:52 AM PG: 1 OF 5

Commitment Number: 28279093  
Seller's Loan Number: 2102270310

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
9078 Union Centre Blvd., Suite 330, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **Kathy Thompson and Michael Payne: 121 East 18th St., Chicago, IL 60616**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
17-22-307-097-0000**

## GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

**Kathy Thompson, grantor, a married woman**, whose mailing address is **121 East 18th St., Chicago, IL 60616**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Kathy Thompson and Michael Payne**, husband and wife, as Tenancy by the Entirety, hereinafter grantees, whose tax mailing address is **121 East 18th St., Chicago, IL 60616**, the following real property:

**PARCEL 1: LOT 38 IN KENSINGTON PARK TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 2002 AS DOCUMENT NUMBER 0020535533, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS**

S \_\_\_  
P \_\_\_  
S \_\_\_  
M \_\_\_  
SC \_\_\_  
E \_\_\_  
INT \_\_\_

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**FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KENSINGTON PARK TOWNHOMES RECORDED ON MAY 9, 2002 AS DOCUMENT NUMBER 0020535534, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 121 East 18th St., Chicago, IL 60616**

Prior instrument reference: 0922333065



Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 14, 2021.


Kathy Thompson  
Kathy Thompson

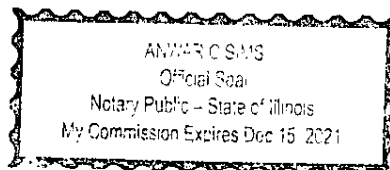
REAL ESTATE TRANSFER TAX		06-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-307-097-0000   20210701618324   0-418-654-992		

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 5/14/21, 2021 by **Kathy Thompson** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Anwar C. Sims  
Notary Public

REAL ESTATE TRANSFER TAX		03-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-22-307-097-0000   20210701618324   0-173-759-248		



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

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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph 35 ILCS 200/31-45(e);, Property Tax Code.

Date: 5/14/2021

Kathy A. Simpson  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

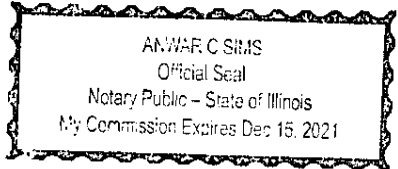
# UNOFFICIAL COPY

## 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 land trust is either a natural person, and 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 May 14, 2021

[Signature]  
Signature of Grantor or Agent



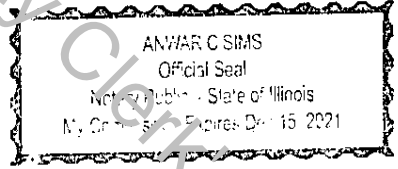
Subscribed and sworn to before  
Me by the said Grantor  
this 14th day of May,  
2021.

NOTARY PUBLIC Anwar C. Sims

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 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.

Date May 14, 2021

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Grantee  
This 14th day of May,  
2021.

NOTARY PUBLIC Anwar C. Sims

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

# UNOFFICIAL COPY

## Plat Act Affidavit

STATE OF Illinois )  
  ) SS  
COUNTY OF Cook )

DOCUMENT NUMBER \_\_\_\_\_

I, (Name) Kathy Thompson, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 121 East 18th St., Chicago, IL 60616, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

- 1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
  - 2. The division of lots and blocks of less than 1 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 between owners of adjoining and contiguous land;
  - 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  - 5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
  - 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
  - 7. Conveyance made to correct descriptions in prior conveyances.
  - 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

Kathy A. Thompson  
(Signature)

SUBSCRIBED and SWORN to before me this 14th day of May, 2021

NOTARY: Anwar C. Sims  
(seal)

