

# UNOFFICIAL COPY

Recording Requested by: *Joshua Pondexter*  
When Recorded Mail To:  
Name: *Samuel Lyons*  
Mailing Address: *5232 W. Kamerling Ave*  
City: *Chicago*  
State: *IL*  
Zip Code: *60651*



Doc# 2122512083 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/13/2021 11:12 AM PG: 1 OF 4

## WARRANTY DEED

**GRANTORS** (Names, Address):

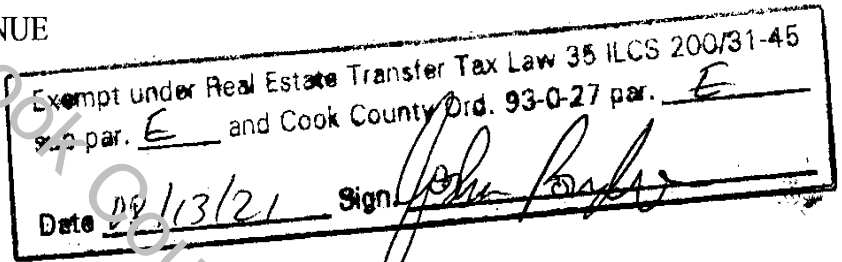
SAMUEL LYONS  
BARBARA A GRIFFIN

5232 WEST KAMERLING AVENUE  
CHICAGO, ILLINOIS 60651

**GRANTEES** (Name, Address):

SAMUEL LYONS  
BARBARA A GRIFFIN

5232 WEST KAMERLING AVENUE  
CHICAGO, ILLINOIS 60651  
As Trustees of THE LYONS AND GRIFFIN FAMILY TRUST



**Property Legal Description:**

For valuable consideration, Grantors:

Conveys to Grantees all right, title, and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on effective date;

Covenants that Grantors are seized of Subject Real Property and that the Grantees shall quietly enjoy Subject Real Property;

Warrants the title against all persons whomsoever, subject to matters above set forth and warrants that Grantors will execute or procure any further necessary assurance of title.

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Grantors further covenants for Grantees and successors of Grantees its further assurance of this grant and of the aforesaid warranties and covenants.

WITNESS Grantors' hands this 9<sup>th</sup> day of September, 2020

*Samuel Lyons*

SAMUEL LYONS, Grantor

*Barbara A. Griffin*  
BARBARA A GRIFFIN, Grantor

## NOTARY ACKNOWLEDGMENT

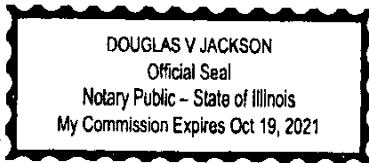
STATE OF: ILLINOIS

COUNTY OF: COOK

On this 9<sup>th</sup> day of September, 2020, before me, the undersigned, a notary public in and for said state personally appeared SAMUEL LYONS and BARBARA A GRIFFIN personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or entity upon behalf of which the persons acted, executed instrument.

WITNESS my hand and official seal.

Prepared: Joshua Pondexter  
1133 Dixie Hwy -  
Hawthorn, IL 60430



*Douglas V Jackson*  
Notary Public


Douglas V. Jackson  
Printed Name

My Commission Expires:

Oct. 19, 2021



Commission #

788150

REAL ESTATE TRANSFER TAX		13-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-04-120-018-0000 | 20210301675519 | 1-995-155-216

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

REAL ESTATE TRANSFER TAX		13-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-04-120-018-0000 | 20210301675519 | 0-366-659-344

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## LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT:

LOT 18 IN BLOCK 1 IN AUSTIN PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SETION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

TAX CODE/PIN: 16-04-120-018~~0~~-0000

PROPERTY IS COMMONLY KNOWN AS: 5232 W.  
KAMERLING, CHICAGO, IL. 60651

Property of Cook County Clerk's Office

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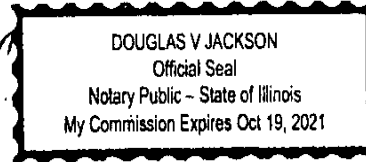
## STATEMENT BY GRANTOR AND GRANTEE

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 September 9, 2020

Signature: *Samuel Lyons*  
*Barbara A. Griffin*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Samuel Lyons Barbara A. Griffin  
This 9<sup>th</sup>, day of September, 2020  
Notary Public *Douglas V. Jackson*

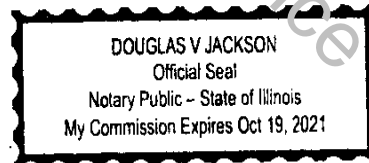


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 9, 2020

Signature: *Samuel Lyons*  
*Barbara A. Griffin*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Samuel Lyons Barbara A. Griffin  
This 9<sup>th</sup>, day of September, 2020  
Notary Public *Douglas V. Jackson*



**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.)