

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

The Law Offices of Max Elliott,
Ltd.
605 N. Michigan Ave., Suite 400
Chicago, Illinois 60611

NAME & ADDRESS OF

TAXPAYER:

RODERICK HAWKINS,
TRUSTEE
2359 East 70th Street, Unit 3W
Chicago, Illinois 60649



Doc# 2123729035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2021 01:36 PM PG: 1 OF 4

THE GRANTOR, RODERICK HAWKINS, an unmarried man, as sole OWNER, of the City of CHICAGO, County of Cook, State of Illinois, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEYS and WARRANTS and TRANSFERS all right, title, and interest held by GRANTOR in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 2359 East 70th Street, Unit 3W, Chicago, Illinois 60649 duly recorded on July 31, 2008 at the Cook County Recorder of Deeds office, Document Number 97346574 to RODERICK HAWKINS, as GRANTOR, to RODERICK HAWKINS, as TRUSTEE and GRANTEE, of the RODERICK HAWKINS REVOCABLE LIVING TRUST, dated March 19, 2021, of Chicago, Illinois, County of Cook, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2021 shall be prorated between GRANTOR and GRANTEE as of the date of the recording of this deed. Send all tax statements to Grantee.

REAL ESTATE TRANSFER TAX

25-AUG-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-24-427-017-1005 | 20210801645388 | 0-046-960-400

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

REAL ESTATE TRANSFER TAX

25-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-24-427-017-1005 | 20210801645388 | 0-807-480-080

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LEGAL DESCRIPTION

UNIT 2359-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SOUTH SHORE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97346574, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

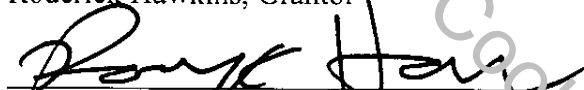
Property Index Number (PIN): 20-24-427-017-1005

Property Commonly Known As 2359 East 70th Street, Unit 3W, Chicago, Illinois 60649.

Dated this 19th day of March, 2021.



Roderick Hawkins, Grantor



Roderick Hawkins, Grantee, Trustee

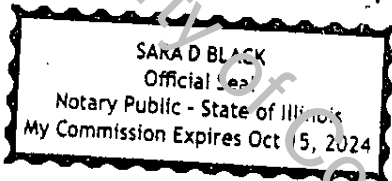
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NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT RODERICK HAWKINS is personally known to me to be the same person whose name is subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19th day of March, 2021.



Sara D. Black
 Notary Public

My commission expires 10-15-24

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:

The Law Offices of Max Elliott, Ltd.
 605 N. Michigan Ave., Suite 400
 Chicago, Illinois 60611

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 3.19.21

Max Elliott
 Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 March 19 2021

Signature: [Signature]
Roderick Hawkins, As Grantor

Subscribed and sworn to me
By the said Grantor
This 19th, day of March, 2021
Notary Public Sara D. Black



The **grantee** or his agent affirms that, to the best of his knowledge, the name of the **grantor** 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 March 19 2021

Signature: [Signature]
Roderick Hawkins, As Grantee

Subscribed and sworn to me
By the said Grantee
This 19th, day of March, 2021
Notary Public Sara D. Black



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 a Class A misdemeanor for subsequent offenses.