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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2021 11:23 AM PG: 1 OF 6

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:

25-20-315-019-0000

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

NOW COMES THE GRANTOR: **THE ESTATE OF CHARLENE J. MONROE**

(a DECEASED WOMAN) formerly of 11755 S. JUSTINE ST., IN CHICAGO, IL 60643, COOK COUNTY as

DECLARED IN CASE NUMBER 2021 P 004625, CALENDAR 11, BY THE HONORABLE JUDGE

TERRENCE J. MCGUIRE, ON WEDNESDAY, AUGUST 11TH, 2021 (SEE ATTACHED

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

MR. SYLVESTER LOCKRIDGE, MS. SHARON LOCKRIDGE, MR. CHARLES LOCKRIDGE, MS. CHERYL

HOPKINS, MR. WALTER LOCKRIDGE, MS. BEATRICE JOHNSON & MR. MARVIN DURR DO NOW

CONVEY AND WARRANT THE ESTATE'S 100% (SPLIT 16.6% EACH BETWEEN THEM, WITH BEATRICE

JOHNSON & MARVIN DURR SPLITTING 16.6%) 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 (as TENANTS in COMMON) FOR WHOM THIS DEED & FUTURE

TAX BILL SHOULD BE MAILED TO:

GRANTEE A (16.66%)

MR. SYLVESTER LOCKRIDGE

GRANTEE D (16.66%)

MS. CHERYL HOPKINS

GRANTEE B (16.66%)

MS. SHARON LOCKRIDGE

GRANTEE E (16.66%)

MR. WALTER LOCKRIDGE

GRANTEE G (8.33%)

MR. MARVIN DURR

GRANTEE C (16.66%)

MR. CHARLES LOCKRIDGE

GRANTEE F (8.33%)

MS. BEATRICE JOHNSON

NOW OF 11755 S. JUSTINE AVE., IN CHICAGO, ILLINOIS 60643, COOK COUNTY, IN LAKE TWP

THIS DEED WAS PREPARED BY:

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

www.lawofficesofmarioareed.com



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

COMMONLY REFERRED ADDRESS

**11755 S. JUSTINE STREET
CHICAGO, ILLINOIS 60643**

LEGAL DESCRIPTION: SEE ATTACHED PAGE (THREE)

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 2

Finally, the GRANTOR, THE ESTATE OF CHARLEN J. MONROE (BY AND THROUGH HER LAWFULLY DECLARED HEIRS, AND SPECIFICALLY THE SIGNING HEIR ON BEHALF OF ALL THE OTHER DECLARED HEIRS, MS. CHERYL HOPKINS), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF OUR 100% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND OUR RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, MR. SYLVESTER LOCKRIDGE (CLAIMING 16.66%), MS. SHARON LOCKRIDGE (CLAIMING 16.66%), MR. CHARLES LOCKRIDGE (CLAIMING 16.66%), MS. CHERYL HOPKINS (CLAIMING 16.66%), MR. WALTER LOCKRIDGE (CLAIMING 16.66%), MS. BEATRICE JOHNSON (CLAIMING 8.33%), & MR. MARVIN DURR (CLAIMING 8.33%) 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.

Cheryl D Hopkins

8-11-2021

GRANTOR: THE ESTATE OF CHARLENE J. MONROE (B/T MS. CHERYL HOPKINS LEGAL HEIR) WEDNESDAY, AUG. 11TH, 2021:

NOTARY SECTION:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



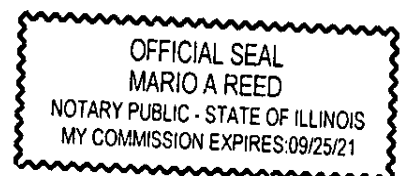
THE LAW OFFICES OF MARIO A. REED
The Educator & Esquire

www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ. a NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that MS. CHERYL HOPKINS appeared before me on WEDNESDAY, AUGST 11TH, 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:**

Mario A. Reed

SIGNATURE OF NOTARY PUBLIC ABOVE:



UNOFFICIAL COPY**WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 3****ATTACHED LEGAL DESCRIPTION**

LOT NINETEEN (19) IN BLOCK TWENTY
 (20) IN FREDERICK B. BARTLETT'S
 GREATER CALUMET SUBDIVISION OF
 CHICAGO BEING PART OF THE SOUTH
 HALF (1/2) OF SECTION TWENTY (20),
 TOWNSHIP THIRTY-SEVEN (37)
 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

30-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-20-315-019-0000 | 20210801656060 | 0-433-819-408

REAL ESTATE TRANSFER TAX

30-Aug-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-20-315-019-0000 | 20210801656060 | 1-864-863-504

* 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 4

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. CHARLENE J. MONROE B/T LAWFULLY DECLARED HEIR MS. CHERYL HOPKINS

The GRANTOR, THE ESTATE OF MS. CHARLENE J. MONROE BY AND THROUGH HER LAWFULLY DECLARED HEIR, MS. CHERYL HOPKINS, now affirms that to the best of her knowledge, the GRANTEES, LISTED ON THE FOREGOING WARRANTY DEED, 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.

Cheryl Hopkins

GRANTOR SIGNATURE ABOVE: THE ESTATE OF CHARLENE MONROE
B/T MS. CHERYL HOPKINS (LAWFULLY DECLARED HEIR)

8-11-2021
WEDNESDAY, AUGUST 11TH, 2021:

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

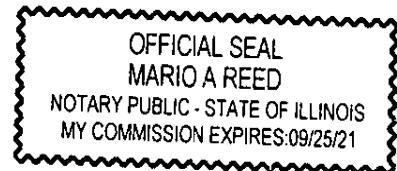
I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE LISTED GRANTOR did appear before me on WEDNESDAY, AUGUST 11TH, 2021, and affixed her respective signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

Mario A. Reed

NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



GRANTEE SECTION: ALL LAWFULLY DECLARED HEIRS LISTED ON THE FOREGOING WARRANTY DEED

The Authorized Agent for the GRANTEES, ALL DECLARED HEIRS LISTED ON THE FOREGOING WARRANTY DEED, does now hereby swear that to the best of their knowledge the GRANTEES, LISTED ON AND 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.

Cheryl Hopkins

GRANTEE SIGNATURE ABOVE: AGENT FOR THE CLAIMING HEIRS

8-11-2021
WEDNESDAY, AUGUST 11TH, 2021:

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

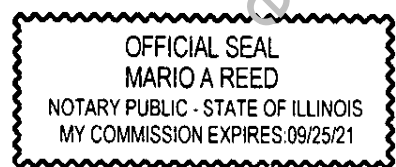
I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE AUTHORIZED AGENT FOR THE ABOVE LISTED GRANTEE did appear before me on WEDNESDAY, AUGUST 11TH, 2021, and affixed their respective signature to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.

Mario A. Reed

MARIO A. REED, ESQ. NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



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.

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4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - PROBATE DIVISION

The Estate Of

CHARLENE J. MONROE
Deceased

Case Number: 2021 P 004625
Calendar: 11 Room Number: 1814
Honorable Judge Terrence J. McGuire
(Or Any Judge Sitting in His Stead)

4103

ORDER DECLARING HEIRSHIP

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUALS** are the

ONLY SEVEN HEIRS of the **DECEDENT, MS. CHARLENE J. MONROE**, who died on **SATURDAY, APRIL 10TH, 2021**.

- A) MR. SYLVESTER LOCKRIDGE (HER BIOLOGICAL SON)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at 704 W. 11TH ST., APT. 2N, IN CHICAGO, ILLINOIS 60628, WITHIN COOK COUNTY.
- B) MS. SHARON LOCKRIDGE (HER BIOLOGICAL DAUGHTER)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at 6348 29TH AVENUE, IN KENOSHA, WISCONSIN 53143, WITHIN KENOSHA COUNTY.
- C) MR. CHARLES LOCKRIDGE (HER BIOLOGICAL SON)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at 9000 LAVERGNE AVE, IN SKOKIE, ILLINOIS 60077, WITHIN COOK COUNTY.
- D) MS. CHERYL HOPKINS (HER BIOLOGICAL DAUGHTER)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at 15535 UNIVERSITY AVENUE, IN DOLTON, ILLINOIS 60419, WITHIN COOK COUNTY.
- E) MR. WALTER LOCKRIDGE (HER BIOLOGICAL SON)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at DODGE CORRECTIONAL INST, 1 W. LINCOLN WAUPUN, WI 53963, WITHIN DODGE COUNTY
- F) MS. BEATRICE JOHNSON (HER BIOLOGICAL GRANDDAUGHTER)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at 11755 S. JUSTINE ST., CHI, IL 60643, WITHIN COOK COUNTY.
- G) MR. MARVIN DURR (HER BIOLOGICAL GRANDSON)** who is **NOT CURRENTLY UNDER A DISABILITY, NOR A MINOR** and currently resides at 11755 SOUTH JUSTINE STREET, CHICAGO, ILLINOIS 60643, WITHIN COOK COUNTY.

FURTHERMORE, IT IS NOW ORDERED AND ENTERED THAT THE ESTATE OF CHARLENE J. MONROE IS NOW CLOSED FOLLOWING THIS JUDICIAL DETERMINATION OF HEIRSHIP, WITHOUT PREJUDICE.

ENTERED:

[Signature]
HONORABLE TERRENCE MCGUIRE JUDGE'S NO.
(OR ANY JUDGE SITTING IN HIS STEAD)

ATTORNEY NUMBER: 62093
ATTORNEY NAME: MR. MARIO A. REED, ESQ.
ADDRESS: 625 EAST 170TH STREET, UNIT 2E
CITY/ZIP CODE: SOUTH HOLLAND, ILLINOIS 60473
EMAIL ADDRESS: marioareed@outlook.com
TELEPHONE NUMBER: 708.808.0814
WEBSITE ADDRESS: www.lawofficesofmarioareed.com

ENTERED
Judge Terrence J. McGuire-2132
AUG 11 2021
IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

AUG 30 2021

Date _____

IRIS Y. MARTINEZ
 Clerk of the Circuit Court
 of Cook County, IL

