

# UNOFFICIAL COPY



Doc# 2127710013 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2021 10:41 AM PG: 1 OF 6

## WARRANTY DEED

**GRANTOR**, RUEL Y. AKUT and JOCELYN V. AKUT, husband and wife, and KEMUEL V. AKUT, a married man, joined by his spouse, DIANE ONG DIAZ (herein, "Grantor"), whose address is 5331 W. Byron Street, Chicago, IL 60641, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND WARRANTS to **GRANTEE**, KRIS AKUT and SHEKINAH AKUT, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 5331 W. Byron Street, Chicago, IL 60641, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 5331 W. Byron Street, Chicago, IL 60641


Permanent Index Number: 13-21-110-009-0000



Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises forever.

Dated this 28 day of August, 2021

386730

REAL ESTATE TRANSFER TAX	22-Sep-2021
	<b>CHICAGO:</b> 2,625.00
	<b>CTA:</b> 1,050.00
	<b>TOTAL:</b> 3,675.00 *

REAL ESTATE TRANSFER TAX	01-Oct-2021
	<b>COUNTY:</b> 175.00
	<b>ILLINOIS:</b> 350.00
	<b>TOTAL:</b> 525.00
13-21-110-009-0000	20210901672537   2-116-038-800

13-21-110-009-0000 | 20210901672537 | 0-331-636-880

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

**When recorded return to:**  
THERADANI SON  
KENSINGTON VANGUARD  
39 W 37TH STREET, 7TH FLOOR  
NEW YORK, NY 10018

**Send subsequent tax bills to:**  
KRIS AKUT  
SHEKINAH AKUT  
5331 W. BYRON STREET  
CHICAGO, IL 60641

**This instrument prepared by:**  
STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

S ✓  
P 6  
S 1  
M ✓  
SC ✓  
E ✓  
INT ✓

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GRANTOR

[Signature]  
Kemuel V. Akut

STATE OF Indiana  
COUNTY OF Floyd

This instrument was acknowledged before me on August 28, 2021, by Kemuel V. Akut.

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Amber Taylor  
My commission expires: 5/25/29



GRANTOR

[Signature]  
Diane Ong Diaz

STATE OF Indiana  
COUNTY OF Floyd

This instrument was acknowledged before me on August 28, 2021, by Diane Ong Diaz.

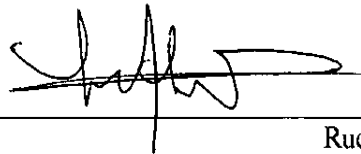
[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Amber Taylor  
My commission expires: 5/25/29



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR



Rucl Y. Akut

STATE OF Indiana  
COUNTY OF Floyd

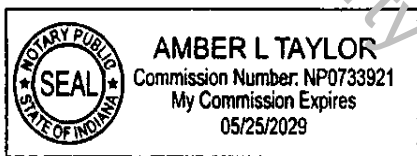
This instrument was acknowledged before me on August 28, 2021, by Rucl Y. Akut.

[Affix Notary Seal]


Notary Signature: \_\_\_\_\_

Printed name: Amber Taylor

My commission expires: 5/25/29



GRANTOR



Jocelyn V. Akut

STATE OF Indiana  
COUNTY OF Floyd

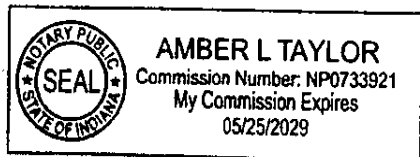
This instrument was acknowledged before me on August 28, 2021, by Jocelyn V. Akut.

[Affix Notary Seal]

Notary Signature: \_\_\_\_\_

Printed name: Amber Taylor

My commission expires: 5/25/29



Office

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## STATEMENT BY GRANTOR AND GRANTEE

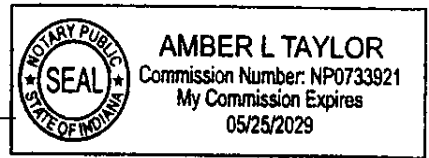
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: August 28, 2021

Signature: [Handwritten Signature]  
Ruel Y. Akut and Jocelyn V. Akut

Subscribed and sworn to before me by the said Ruel Akut and Jocelyn Akut this 28 day of August, 2021.

Notary Public [Handwritten Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: \_\_\_\_\_

Signature: \_\_\_\_\_  
Kris Akut and Shekinah Akut

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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## EXHIBIT A

[Legal Description]

The following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

Lot 95 in William H. Britigan's fourth addition to portage park in the northeast 1/4 of the northwest 1/4 of section 21, township 40 North, range 13, East of the third principal meridian, in Cook County, Illinois.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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## 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 **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 08 | 28 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

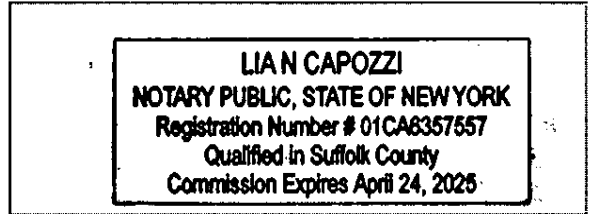
Subscribed and sworn to before me, Name of Notary Public: Lia N Capozzi

By the said (Name of Grantor): Aleandra Quintero

On this date of: 08 | 28 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 28 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

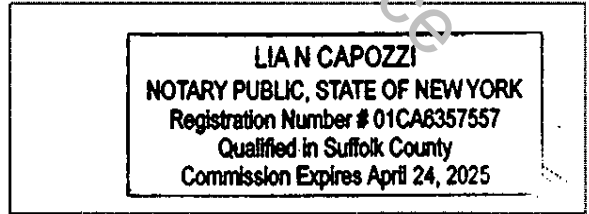
Subscribed and sworn to before me, Name of Notary Public: Lia N Capozzi

By the said (Name of Grantee): Aleandra Quintero

On this date of: 08 | 28 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)