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Doc# 2130916034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/05/2021 02:07 PM PG: 1 OF 4

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Return to: Orange Coast Lender Services, 1000 Commerce Dr, Suite 520, Pittsburgh, PA 15275

Reference Number: 726730

Mail Tax Statements to: 8038 South 83rd Court Industries, LLC
8046 South 83rd Court, Justice, IL 604581514

Permanent Real Estate Index Number: 18-55-210-014-0000

WARRANTY DEED

KAREN ANN RALSTON, surviving spouse of HARVEY E. RALSTON, deceased, whose mailing address is 8038 South 83rd Court, Justice, IL 60458 (the "Grantor"), for valuable consideration in the amount of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00), and other good and valuable consideration, does hereby convey and warrant unto 8038 SOUTH 83RD COURT INDUSTRIES, LLC, in fee simple, whose address is 8046 South 83rd Court, Justice, IL 604581514, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 192 in Wesley Fields, a subdivision of the West 1/2 of the Northeast 1/4 of Section 35, Township 38 North, Range 12, East of the Third (Principal Meridian (except the said West 1/2 of the Northeast 1/4 the North 10 rods of the East 8 rods thereof) in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on January 5, 1954 as Document Number 1501535.

Being all of the same Property conveyed to Grantor by virtue of a Deed recorded 06/04/1976 as Instrument No. 2873441 in the Office of the County Recorder of Cook County, Illinois. The said Harvey E. Ralston having departed this life of or about June 5, 2021 thereby vesting title to such property to Karen Ann Ralston, his surviving spouse.

Property Address: 8038 South 83rd Court, Justice, IL 60458



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AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to; those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Karen Ann Kalston does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

REAL ESTATE TRANSFER TAX		05-Nov-2021
		COUNTY: 52.50
		ILLINOIS: 105.00
		TOTAL: 157.50
18-35-210-014-0000	20211001617245	0-818-957-456

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 21 day
Oct., 2021.

Karen Ralston (Seal)
KAREN ANN RALSTON

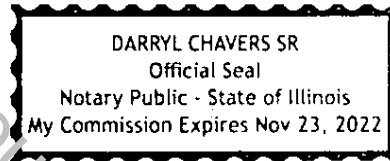
STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT KAREN ANN RALSTON, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 10-21, 2021.

Darryl Chavers Sr

Notary Public
My Commission expires:



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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: 10 | 25 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

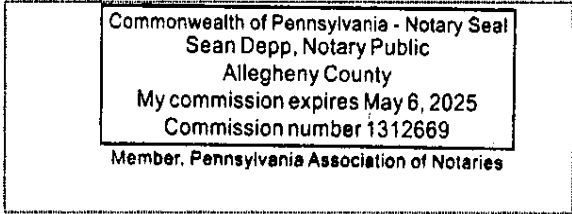
Subscribed and sworn to before me, Name of Notary Public: Sean Depp

By the said (Name of Grantor): Michelle Herms

On this date of: 10 | 25 | 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: 10 | 25 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

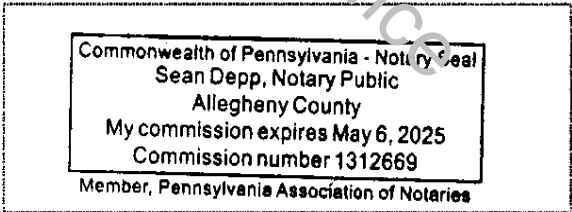
Subscribed and sworn to before me, Name of Notary Public: Sean Depp

By the said (Name of Grantee): Michelle Herms

On this date of: 10 | 25 | 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)**)