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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2022 12:53 PM PG: 1 of 4

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

20-22-206-035-0000

COMMONLY REFERRED TO ADDRESS:

**6354 S EVANS AVE
CHICAGO, IL 60637
HYDE PARK TOWNSHIP**

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT

NOW COMES THE GRANTOR BASED ON DOCUMENT NUMBER: 22920127:

GRANTOR: LINDA STONE-SMITH (a MARRIED WOMAN)

Formerly of 6354 S EVANS AVE, CHICAGO, IL. 60637, COOK COUNTY, in HYDE PARK TWP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this 14TH DAY OF FEBRUARY IN THE YEAR 2022 to the following GRANTEES for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE (A): MR. CHRISTOPHER N. NARVAEZ (an UNMARRIED MAN); &

GRANTEE (B): MS. JOANN COLLINS DIXON (a MARRIED WOMAN)

TAKING OWNERSHIP AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP and mailing address of 6354 S EVANS AVE., CHICAGO, IL 60637, COOK COUNTY, in HYDE PARK TWP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 6354 S EVANS AVE., CHICAGO, ILLINOIS 60637

PROPERTY INDEX NUMBER: 20-22-206-035-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473

PAGE 1 OF 4 INCLUDING GGA



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

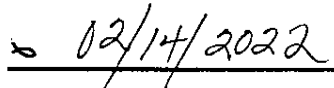
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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2
FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY LINDA STONE-SMITH WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED AND RECORDED ON NOVEMBER 29TH, 1974 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER:22920127, AND THE SUBSEQUENT PASSING OF THE FELLOW JOINT TENANTS, ALICE STONE (DATE OF DEATH: MAY 23RD, 2021) AND MARY STONE (DATE OF DEATH: OCTOBER 29TH, 2006).

Finally, the **GRANTOR: LINDA STONE-SMITH (A MARRIED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS** and by **VIRTUE OF THE HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** to the **GRANTEES LISTED ABOVE, SPECIFICALLY, MR. CHRISTOPHER N. NARVAEZ (AN UNMARRIED MAN) & MS. JOANN COLLINS DIXON (A MARRIED WOMAN), LOCATED AT 6354 S EVANS AVENUE, CHICAGO, ILLINOIS 60637** in **FEE SIMPLE**. Also, this **WARRANTY DEED PURSUANT TO §765 ILCS 5/9** is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES** in accordance with **PARAGRAPH E OF §35 ILCS 200/31-45(e)** and the corresponding **COOK COUNTY & VILLAGE OF CHICAGO** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.


 GRANTOR: LINDA STONE-SMITH - OWNER OF RECORD


 MON., FEBRUARY 14TH, 2022

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

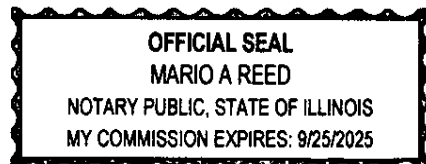


THE LAW OFFICES OF MARIO A. REED
The Education Esquire

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 **LINDA STONE-SMITH** appeared before me on **FEBRUARY 14TH, 2022** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:





SIGNATURE OF NOTARY PUBLIC ABOVE:


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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3

ATTACHED LEGAL DESCRIPTION



THE NORTH EIGHTEEN (18) FEET OF LOT THIRTY-ONE (31) AND THE SOUTH TWELVE (12) FEET OF LOT THIRTY-TWO (32) IN BLOCK TWO (2) IN LORING AND GIBBS SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX	17-Feb-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-22-206-035-0000 | 20220201624754 | 0-295-889-296

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX	17-Feb-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

20-22-206-035-0000 | 20220201624754 | 1-627-449-744

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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: MS. LINDA STONE-SMITH

The authorized representative for the GRANTOR, MS. LINDA STONE-SMITH, now affirms that to the best of her knowledge, the GRANTEES, MR. CHRISTOPHER N. NARVAEZ & MS. JOANN COLLINS DIXON 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.

Linda Stone Smith

02/14/2022

GRANTOR SIGNATURE ABOVE: MS. LINDA STONE-SMITH

MONDAY, FEBRUARY 14TH, 2022:

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

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MS. LINDA STONE-SMITH did appear before me on the ABOVE-REFERENCED DATE, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



[Signature]

NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: THE AUTHORIZED REPRESENTATIVE FOR MR. CHRISTOPHER N. NARVAEZ & MS. JOANN COLLINS DIXON

The authorized representative for the GRANTEES, MR. CHRISTOPHER N. NARVAEZ & MS. JOANN COLLINS DIXON does now hereby swear that to the best of her knowledge the GRANTEE, MR. CHRISTOPHER N. NARVAEZ & MS. JOANN COLLINS DIXON, 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.

Linda Stone Smith

02/14/2022

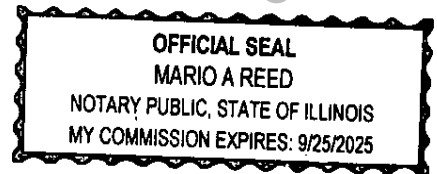
GRANTEE SIGNATURE ABOVE: AUTH. REP. FOR MR. CHRISTOPHER N. NARVAEZ & MS. JOANN COLLINS DIXON

MONDAY, FEBRUARY 14TH, 2022:

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

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the authorized representative for THE TRUSTEE FOR THE ABOVE LISTED AUTHORIZED REPRESENTATIVE FOR THE GRANTEES did appear before me on the ABOVE-REFERENCED DATE, and affixed her respective signature to the above STATEMENT BY GRANTEE under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



[Signature]

NOTARY PUBLIC SIGNATURE ABOVE:

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.