21 GAWO8 25 32 KHOPFICIAL COPY

DEED (STATUTORY - ILLINOIS)

THE GRANTORS, NANCY L. BRITTEN, AS TRUSTEE OF THE NANCY L. BRITTEN TRUST DATED APRIL 25, 2019, AND, PHYLLIS PONDER**,

Doc#. 2205341083 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/22/2022 11:00 AM Pg: 1 of 3

Dec ID 20220101610542

ST/CO Stamp 1-263-929-744 ST Tax \$410.00 CO Tax \$205.00

of the City of PARK RIDGE,
County of COOK, State of ILLINOIS,
for and in consideration of the sum
of TEN (\$10.00) DOLLARS,
in hand paid, the receipt and sufficiency
of which is hereby acknowledged,
by these presents do grant, bargain, sell, alien,
remise, release, warrant, convey and confirm to

remise, release, warrant, convey and confirm unto the GRANTEE, its successors and assigns:

HNR PROPERTIES INC., AN IL CORPORATION IN GOOD STANDING

2193 ROCKNE COURT, SCHAUMBURG, IL 60194

**THIS IS NOT HOMESTEAD PROPEKTY

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: <u>SEE ATTACHED LEGAL DESCRIPTION</u>, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of <u>Winois</u>, if and as applicable, Together with all and singular the improvements, tenements, hereditaments and <u>appointenances</u> thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and <u>iemainders</u>, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoe ver, of the GRANTORS, either in law or equity, of, in and to the above described premises, **TO HAVE AND TO HOLD** the said premises in fee simple forever; **AND** the GRANTORS hereby covenant with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said and; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, General Taxes for the year 2021 and subsequent years, and to Covenants. Conditions, Easements and Restrictions of Record

delivered the said instrument as their free and voluntary acts, for the uses and purposes set forth therein,

including the release and waiver of the right of homestead, if applicable.

PAGE ONE OF TWO

		2205341083 Page: 2	of 3		
Given under may hand and of	JNOFFIC	CIAL CC	PY	/	2022.
NOTARY PUBLIC		Commission Expires:			
OFFICIAL SEA PETER N WEIL NOTARY PUBLIC, STATE (My Commission Expires	L DF ILLINOIS 4/29/22	<u>DESCRIPTION</u>			
OF THE PREMISES COMM	IONLY KNOWN AS:				
	8210 W. OAKTON	STREET, NILES, IL 6	0714		
PIN: 09-23-409-023-0000 THE EAST 28 FEET OF LO ASSOCIATION CO-VENTU SOUTHEAST 1/4 OF THE S OF THE SOUTHEAST 1/4 O PRINCIPAL MERIDIAN, IN 19 Instrument Prepared By:	RE ADDITION TO VILL SOUTHEAST 1/4 (EXCE OF SECTION 23, TOWN	AGE OF NILES, BEINEPT THE EAST 10 ACISHIP 41 NORTH, RADOIS.	IG A SUBDIVICES), ALSO NGE 12 EAS VILLA REAL EST	SION OF THE THE NORTHEA T OF THE THIR REPUBLICATION AGE OF NILES ATE TRANSFER TAX 2/3/22 Och Hon St.	AST 1/4 RD
AFTER RECORDING, MAII Niray S. Patel 121 Fairfield W Bloomingdele, I SEND SUBSEQUENT TAX	lay Ste 100 IL 60108 BILLS TO:		"	\$ 1,230.00	
HNR Properties: 2193 Rockne Ct				(C)	
11915 KOCKAL (H					

HNR Properties Inc. 2193 Rockne Ct. Schaumburg II 60194

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UNOFFICIAL COPY

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.

partite ship authorized to do business of acquire and hold title to re	\sim				
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: / 3(, 20 2)	SIGNATURE:				
7,000	GRANTOR of AGENT				
GRANTOR NOTARY SECTION: The below section is to be completed by the	NOTARY who witnesses the GRANTOR signature.				
Subscribed and sw m. o/before me, Name of Notary Public:					
By the said (Name of Grantor): Rtall Wen, Alfry	AFFIX NOTARY STAMP BELOW				
On this date of: 3 1, 20 3	OFFICIAL SEAL KARA K WELBORN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/21/23				
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 Minois corporation or foreign corporation					
authorized to do business or acquire and hold title to real estate in	Illinois, ε partnership authorized to do business or				
acquire and hold title to real estate in Illinois or other entity recognize					
acquire and hold title to real estate under the laws of the State of Ill					
DATED: 5 , 20 3 2 SIGNATURE: GRANTEE or AGENT					
ODANTEE NOTABY OF OTION.	A CONTRACT TO LAND TO CONTRACT TO CONT				
GRANTEE NOTARY SECTION: The below section is to be completed by the	B NOTARY who witnesses the C.T.ANTF5 signature.				
Subscribed and sworn to before me, Name of Notary Public:					
By the said (Name of Grantee): 1eta N. Wers, Hay	AFFIX NOTARY STAMP ZELOW				
On this date of: 131,20)	OFFICIAL SEAL				
NOTARY SIGNATURE:	KARA K WELBORN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/21/23				
	Samman schemen (Commission (Co				

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016