

UNOFFICIAL COPY

Doc#: 2205606288 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2022 01:01 PM Pg: 1 of 4

Dec ID 20220201629176

City Stamp 0-392-554-896

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

Return to: Title 365 - Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108

Reference Number: ORG-199300

Mail Tax Statements to: Bernard Phillips, 511 West 97th Street, Chicago, IL 60628

Permanent Real Estate Index Number: 25-09-121-007-0000 and 25-09-121-064-0000

WARRANTY DEED

BERNARD PHILLIPS, divorced-not remarried, and STEPHANIE PHILLIPS, divorced-not remarried, whose mailing address is 511 West 97th Street, Chicago, IL 60628 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto BERNARD PHILLIPS, an unmarried man, in fee simple, whose address is 511 West 97th Street, Chicago, IL 60628, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The West 1/2 of Lot 4 and all of Lot 5 in Block 10, in a Subdivision of Blocks 5, 6, 7, 10, 11 and 15, in O'Dell's Addition to Euclid Park, being a Subdivision of the East 1/2 of the Northwest 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same premises conveyed from Dwayne R. Jamison and Barbara Jamison, formerly known as Barbara Grantlen, husband and wife to Bernard Phillips and Stephanie Phillips in a deed dated 06/22/1999 and recorded date 10/06/1999 in Instrument Number 99943562 in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 511 West 97th Street, Chicago, IL 60628

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

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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.

Bernard Phillips and Stephanie Phillips 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.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 8th day September, 2021.

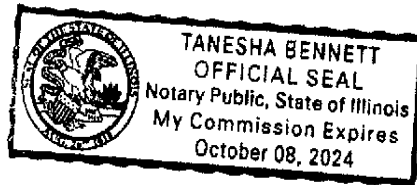
Bernard Phillips (Seal)
BERNARD PHILLIPS


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, BERNARD PHILLIPS, 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 9/8, 2021.

Tanesha Bennett
Notary Public
My Commission expires: 10/8/24



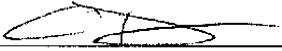
REAL ESTATE TRANSFER TAX		18-FED-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-09-121-007-0000 | 20220201629176 | 0-392-554-896
* Total does not include any applicable penalty or interest due.

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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 2/22/22



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

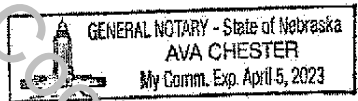
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 23, 2022 Signature: 
Grantor or Agent
Steve Nelson


Subscribed and sworn to before me by the
said STEVE NELSON

this 23RD day of FEBRUARY 2022


Notary Public



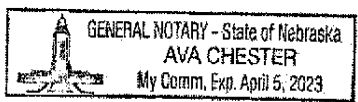
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 23, 2022 Signature: 
Grantee or Agent
Steve Nelson

Subscribed and sworn to before me by the
said STEVE NELSON

this 23RD day of FEBRUARY 2022


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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]