

# UNOFFICIAL COPY

Prepared By:  
LARRY A. WHITNEY, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
2805 CROW VALLEY TRAIL  
PLANO, TX 75023



Doc# 2207415046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2022 03:31 PM PG: 1 OF 5

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## WARRANTY DEED

# FILE 1ST

THIS DEED, Executed this 11<sup>th</sup> day of APRIL, 2021, by first party **ROBERT E. CRUMP AND VITALIA CRUMP F/K/A VITALIA ROSARIO, HUSBAND AND WIFE, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY**, to second party, **ROBERT E. CRUMP AND VITALIA CRUMP, HUSBAND AND WIFE, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY**; of 1017 W 31ST PLACE, CHICAGO, IL 60608.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

Lot 48 in Dickson's Subdivision of South 1/2 of Block 1 in Assessors Division of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

APN: 17-32-206-018-0000

PROPERTY ADDRESS: 1017 W 31ST PLACE, CHICAGO, IL 60608

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

*Robert E. Crump*  
(Signature of buyer, seller, or representative)

4/21/2021  
(Date)

REAL ESTATE TRANSFER TAX		15-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-32-206-018-0000   20210701616674   1-091-237-264		

REAL ESTATE TRANSFER TAX		15-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-32-206-018-0000   20210701616674   1-584-100-752		

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

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Robert E. Crump  
ROBERT E. CRUMP

Vitalia Crump  
VITALIA CRUMP  
F/K/A VITALIA ROSARIO

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **ROBERT E. CRUMP AND VITALIA CRUMP F/K/A VITALIA ROSARIO**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, April 21, 2021.

(seal)



Andrea C. Lightfoot  
Notary Public  
My Commission Expires: 11-28-22

Send Tax Bills to:  
ROBERT E. CRUMP AND VITALIA CRUMP  
1017 W 31ST PLACE  
CHICAGO, IL 60608

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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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 title to real estate under the laws of the State of Illinois.

Dated 5/3, 2021

Signature: Robert E. Crump  
Grantor or Agent

Subscribed and sworn to before me Tracie D. Turner  
By the said Robert E. Crump  
This 3 day of May, 2021  
Notary Public Tracie D. Turner

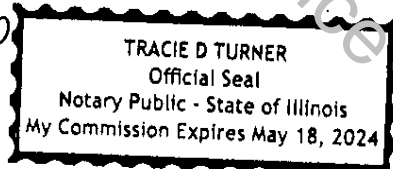


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 5/3, 2021

Signature: Vitalia Crump  
Grantee or Agent

Subscribed and sworn to before me Tracie D. Turner  
By the said Vitalia Crump & Robert E. Crump  
This 3 day of May, 2021  
Notary Public Tracie D. Turner



**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.)

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## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF COOK )

Robert E. Crump, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1014 W. 31st Place

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Tracie D Turner  
this 3 day of May, 2021.

Tracie D Turner  
Signature of Notary Public

Robert E. Crump  
Signature of Affiant

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For exemptions requiring approval:

- Plat officer approval is required and attached.
- Plat officer approval is not required because parcel is located wholly within municipal limits of \_\_\_\_\_, which does not require plat office review.
- Agricultural exemption certificate attached.

Robert E. Crump  
Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) \_\_\_\_\_  Municipality jurisdiction  
 County jurisdiction

Municipality (s) with jurisdiction: \_\_\_\_\_

Planning official's signature	Printed name	Date

Planning official's signature	Printed name	Date

Property of Cook County Clerk's Office