

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Mail to:

7314 Randolph St. 4H
Forest Park, IL 60130

Grantee's Address:

Name address of taxpayer:

Daphne Wilson #
7314 Randolph St. 4H
Forest Park, IL 60130

Doc#: 2213707140 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/17/2022 07:13 AM Pg: 1 of 4

Dec ID 20220501605172

ST/CO Stamp 0-030-439-312

THE GRANTOR(S), SCW Community Development Corporation of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Daphne Wilson, a single person, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 4-H AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 4 (EXCEPT THE EAST 161 FEET 2 INCHES THEREOF) LOT 5 AND LOT 6 IN SCHROEDER'S SUBDIVISION OF BLOCK 24 AND THE NORTH 50 FEET OF THE SOUTH 150 FEET (EXCEPT THE EAST 161 FEET 2 INCHES THEREOF AND EXCEPT THE WEST 54 FEET THEREOF) OF BLOCK 24 (TAKEN AS A TRACT) AIL IN RAILROAD ADDITION TO HARLEM IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHARLES G. MATTHIES INC, A CORPORATION OF ILLINOIS, RECORDED IN OFFICE OF RECORDER OF DEEDS AS DOCUMENT 20365464, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND PLAT OF SURVEY).

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

Permanent index number: 15-12-426-023-1024

Property address: 7314 Randolph Street, Unit 4H, Forest Park, IL 60130

DATED this 3rd day of May, 2022.

FIDELITY NATIONAL TITLE
OC22007561

James T. Smith

Managing Member

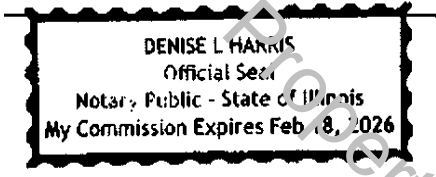
VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

9467

Approved/Date

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State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James T. Smith



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of May, 2022.

Commission expires
February 18, 2026



Denise Harris
Notary Public

Exempt under 35 ILCS 200/31-45 paragraph B
Section 4, Real Estate Transfer Act

Date: 5/4/22

Signature of Buyer, Seller or Representative

[Signature]

REAL ESTATE TRANSFER TAX		06-May-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
15-12-426-023-1024	20220501605 72	0-030-439-312

NAME AND ADDRESS OF PREPARER:

Kevin Camden
Camden Law Office
5330 S. Main Street
Downers Grove, IL 60515

UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description

UNIT NO. 4-H AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 4 (EXCEPT THE EAST 161 FEET 2 INCHES THEREOF) LOT 5 AND LOT 6 IN SCHROEDER'S SUBDIVISION OF BLOCK 24 AND THE NORTH 50 FEET OF THE SOUTH 150 FEET (EXCEPT THE EAST 161 FEET 2 INCHES THEREOF AND EXCEPT THE WEST 54 FEET THEREOF) OF BLOCK 24 (TAKEN AS A TRACT) AIL IN RAILROAD ADDITION TO HARLEM IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHARLES G. MATTHIES INC, A CORPORATION OF ILLINOIS, RECORDED IN OFFICE OF RECORDER OF DEEDS AS DOCUMENT 20365464, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND PLAT OF SURVEY).

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 5/6, 22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 6th day of May
22.

[Signature]
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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 5/6, 22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 6th day of May
22.

[Signature]
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.]