

UNOFFICIAL COPY

DOCUMENT TYPE TO BE RECORDED

WARRANTY DEED

PURSUANT TO THE FOLLOWING:

§765 ILCS 5/9 Conveyances Act
FOLLOWING DECLARED HEIRSHIP
AS OUTLINED IN THE FOLLOWING:
§755 ILCS 5/20-24 Notice of Probate

PROPERTY IDENTIFICATION NUMBER:

29-36-306-012-0000



2216519025D

Doc# 2216519025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2022 02:24 PM PG: 1 OF 7

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILC 5/20-24

NOW COMES THE GRANTOR BASED ON COOK COUNTY RECORDER OF DEEDS DOCUMENT NUMBER: 1921908339:

GRANTOR: THE ESTATE OF ERIC REED SR.

(a NOW DECEASED MAN) formerly of 18539 COUNTRY LANE, IN LANSING, IL 60438, COOK COUNTY as DECLARED IN CASE NUMBER 2022 P 002785, CALENDAR 02, BY THE HONORABLE JUDGE CAROLYN J. GALLAGHER, ON WEDNESDAY, JUNE 1ST, 2022 (SEE ATTACHED CERTIFIED ORDER DECLARING HEIRSHIP MARKED AS EXHIBIT) BY HIS LAWFULLY DECLARED HEIRS, (JAMELIA LEVERSON, RAVEN REED, ALEXIS REED, AND ERIC REED JR. – A MNIOR) DO NOW CONVEY AND WARRANT THE ESTATE'S 100% (SPLIT 25% EACH BETWEEN THEM) FEE SIMPLE INTEREST TO THE FOLLOWING LAWFULLY DECLARED HEIR & GRANTEE WHO DO NOW INVOKE THEIR RIGHT PURSUANT TO §755 ILCS 5/20-24(b) TO UTILIZE THIS DEED TO "RECORD A NOTICE OF PROBATE" CLAIMING THEIR

INTEREST & ASSIGNING THAT INTEREST TO THE FOLLOWING GRANTEES AS TENANTS IN COMMON FOR WHOM THIS DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEES: (A) JAMELIA LEVERSON (25%) an unmarried woman
AS TENANTS (B) RAVEN REED (25%) an unmarried woman
IN COMMON (C) ALEXIS REED (25%) an unmarried woman
(D) ERIC REED JR. (25%) an unmarried minor boy (b/t his guardian)

NOW OF 18539 COUNTRY LANE, IN LANSING, ILLINOIS 60438, COOK COUNTY, IN THORNTON TWP

THIS DEED WAS PREPARED BY:

THE LAW OFFICES OF MARIO A. REED
625 EAST 170TH STREET, UNIT 2 EAST
SOUTH HOLLAND, ILLINOIS 60473

www.lawofficesofmarioareed.com



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

COMMONLY REFERRED ADDRESS

**18539 COUNTRY LANE
LANSING, ILLINOIS 60438**

LEGAL DESCRIPTION: SEE ATTACHED PAGE (THREE)

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 1

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ILLINOIS WARRANTY DEED PURSUANT TO 755 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 2

Finally, the **GRANTOR, THE ESTATE OF ERIC REED SR. (BY AND THROUGH HIS LAWFULLY DECLARED HEIRS, JAMELIA LEVERSON, RAVEN REED, ALEXIS REED, AND ERIC REED JR.)**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** OF EACH OF THEIR **25% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b)** to the **GRANTEE LISTED ABOVE, SPECIFICALLY, JAMELIA LEVERSON, RAVEN REED, ALEXIS REED, AND ERIC REED JR. in FEE SIMPLE**. Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO 755 ILCS 5/19** and is **EXEMPT** to all buyer and seller **REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31** and the corresponding **VILLAGE OF LANSING** provisions of **REAL ESTATE TRANSFER TAX ORDINANCES**.

Raven D Reed

GRANTOR: THE ESTATE OF ERIC REED SR. (B/T RAVEN REED LEGAL HEIR 25%)

6/1/22

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF ILLINOIS

)

) SS

COUNTY OF COOK

)

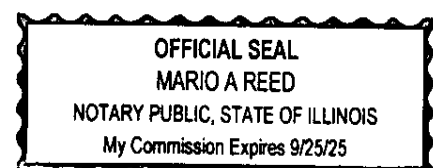


**THE LAW OFFICES OF
MARIO A. REED**
The Education Esquire

www.lawofficesofmarioareed.com

I, **ATTORNEY MARIO A. REED**, a **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **MS. RAVEN REED** appeared before me on **WEDNESDAY, JUNE 1ST, 2022** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:



[Signature]

SIGNATURE OF NOTARY PUBLIC ABOVE:

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 3

ATTACHED LEGAL DESCRIPTION

LOT THREE (3) IN COUNTRY ACRES
 SUBDIVISION, BEING A SUBDIVISION OF PART
 OF THE WEST HALF (1/2) OF THE EAST HALF
 (1/2) OF THE SOUTHWEST QUARTER (1/4) OF
 SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-
 SIX (36) NORTH, RANGE FOURTEEN (14) EAST
 OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF;
 RECORDED JULY 7TH, 1988 AS DOCUMENT NO
 88298062 IN COOK COUNTY, ILLINOIS.

ILLINOIS AND COOK COUNTY MUNICIPAL TRANSFER TAX STAMPS

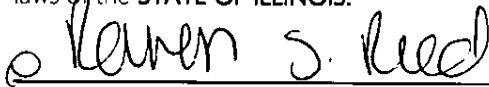
REAL ESTATE TRANSFER TAX		14-Jun-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
29-36-306-012-0000		20220601638736 0-453-668-944

UNOFFICIAL COPY**WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 4****GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE**

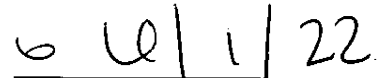
AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: THE ESTATE OF MR. ERIC REED SR. B/T LAWFULLY DECLARED HEIR RAVEN REED

The GRANTOR, THE ESTATE OF MR. ERIC REED SR. BY AND THROUGH HIS LAWFULLY DECLARED HEIR, RAVEN REED, now affirms that to the best of her knowledge, the GRANTEES, JAMELIA LEVERSON, RAVEN REED, ALEXIS REED, AND ERIC REED JR., 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.



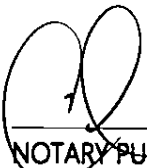
GRANTOR SIGNATURE ABOVE: THE ESTATE OF ERIC REED SR.



WEDNESDAY, JUNE 1ST, 2022:

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

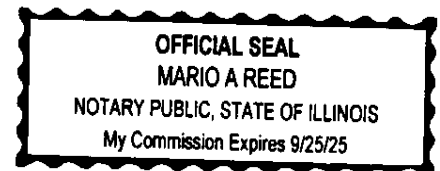
I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE LISTED GRANTOR did appear before me on JUNE 1ST, 2022, and affixed their respective signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.



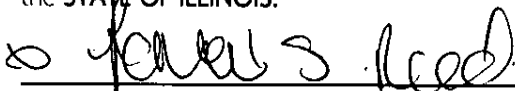
NOTARY PUBLIC SIGNATURE ABOVE:



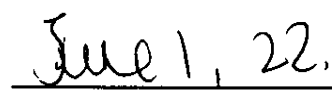
THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

AFFIX NOTARY STAMP BELOW:**GRANTEE SECTION: JAMELIA REED, RAVEN REED, ALEXIS REED, AND ERIC REED JR.**

The Authorized Agent for the GRANTEES, JAMELIA REED, RAVEN REED, ALEXIS REED, AND ERIC REED JR., does now hereby swear that to the best of their knowledge the GRANTEES, JAMELIA REED, RAVEN REED, ALEXIS REED, AND ERIC REED JR., 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.



GRANTEE SIGNATURE ABOVE: AGENT FOR JAMELIA REED, RAVEN REED ALEXIS REED, AND ERIC REED JR.



WEDNESDAY, JUNE 1ST, 2022:

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

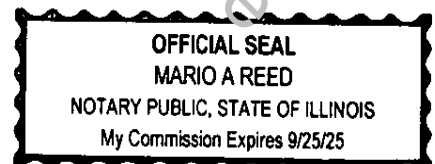
I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE AUTHORIZED AGENT FOR THE ABOVE LISTED GRANTEES did appear before me on WEDNESDAY, JUNE 1ST, 2022, and affixed their respective signature to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:


MARIO A. REED, ESQ. NOTARY PUBLIC SIGNATURE ABOVE:



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

**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.

VILLAGE OF LANSING

Patricia L. Eidam
Mayor

Brian Hanigan
Finance Director



Office of the Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below:

Title Holder's Name: Estate of Eric Reed Sr.
18539 Country Lane
Lansing, IL 60438
Telephone: 773-454-9635

Attorney or Agent: Loomartee Law Group, LLC
Telephone No.: 708-808-0814

Property Address: 18539 Country Lane
Lansing, IL 60438
Property Index Number (PIN): 29-36-306-012-0000
Water Account Number: 231 5150 00 04

Date of Issuance: June 8, 2022

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on June 8, 2022 by
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

UNOFFICIAL COPY

4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – PROBATE DIVISION

The Estate Of

ERIC REED SR.
DeceasedCase Number: 2022 P 002785
Calendar: 02 Room Number: 1807
Honorable Judge Carolyn J. Gallagher
(or any judge sitting in her stead)**ORDER DECLARING HEIRSHIP**

4103 4001

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUALS** are the **ONLY HEIRS** of the **DECEDENT, MR. ERIC REED SR.**, who died on **DECEMBER 20TH, 2021**.

A) MS. JAMELIA LEVERSON (HIS BIOLOGICAL DAUGHTER)

WHO IS NOT UNDER A DISABILITY, NOR A MINOR AND CURRENTLY RESIDES AT 104 W. GRAND, HUMPHREY, AR 72073

B) MS. RAVEN REED (HIS BIOLOGICAL DAUGHTER)

WHO IS NOT UNDER A DISABILITY, NOR A MINOR AND CURRENTLY RESIDES AT 5641 S. MAY ST, CHICAGO, ILLINOIS 60621

C) MS. ALEXIS REED (HIS BIOLOGICAL DAUGHTER)

WHO IS NOT UNDER A DISABILITY, NOR A MINOR AND CURRENTLY RESIDES AT 5641 S. MAY ST, CHICAGO, ILLINOIS 60621

D) MR. ERIC REED JR. (HIS BIOLOGICAL SON)

WHO IS NOT UNDER A DISABILITY, BUT IS A MINOR AND CURRENTLY RESIDES AT 8422 S SEELEY AVE, CHICAGO, IL 60620

FURTHERMORE, THE COURT DOES NOW DECLARE THE ESTATE OF ERIC REED SR. IS NOW CLOSED, WITHOUT PREJUDICE, FOLLOWING THIS JUDICIAL DETERMINATION OF HEIRSHIP.

ENTERED:

HONORABLE JUDGE GALLAGHER JUDGE'S NO.
(OR ANY JUDGE SITTING IN HER STEAD) ID

Judge Carolyn J. Gallagher-2168

JUN -1 2022

IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL**ATTORNEY NUMBER:** 62093**ATTORNEY NAME:** MR. MARIO A. REED, ESQ.**ADDRESS:** 625 EAST 170TH STREET, UNIT 2E**CITY/ZIP CODE:** SOUTH HOLLAND, ILLINOIS 60473**EMAIL ADDRESS:** marioareed@outlook.com**TELEPHONE NUMBER:** 708.808.0814**WEBSITE INFORMATION:** www.lawofficesofmarioareed.com

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

I hereby certify that the document to which this
certification is affixed is a true copy.

Date

JUN 14 2022

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

