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Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2022 09:40 AM Pg: 1 of 6

Dec ID 20220501606215

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

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FOR RECORDER'S USE ONLY



REF233455860A

WARRANTY DEED

THIS DEED, Executed this 16th day of APRIL, 2022, by first party **BILLY CARTER**, to second party, **BILLY CARTER, A SINGLE PERSON**, of 405 155TH PLACE, CALUMET CITY, IL 60409.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys 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:

LOTS 3 AND 4 IN BLOCK 20 WEST HAMMOND SUBDIVISION OF THE NORTH 1896 FEET OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 30-17-113-018 and 30-17-113-019

PROPERTY ADDRESS: 405 155TH PLACE, CALUMET CITY, IL 60409

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

x Billy Carter

(Signature of buyer, seller, or representative)

4/16/22

(Date)

REAL ESTATE TRANSFER TAX



6/2/22 Lu.
63737

1 of 2

Calumet City • City of Homes \$ ⊕

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


BILLY CARTER

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **BILLY CARTER**, 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 16th, 2022.

(seal)




Notary Public
My Commission Expires: 9/27/23

Send Tax Bills to:
BILLY CARTER,
405 155TH PLACE
CALUMET CITY, IL 60409

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

STATE OF ILLINOIS)
COUNTY OF COOK)

Billy Carter, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 405 155th Place, Calumet City, IL 60409.
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 involved 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 MICHAEL L THORNTON JR
this 16th day of APRIL, 2022

[Signature]
Signature of Notary Public

[Signature]
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.



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

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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 April 16th, 2022

Signature: *Billy Carter*
Grantor or Agent

Subscribed and sworn to before me
By the said BILLY CARTER
This 16th day of April, 2022
Notary Public *M L Thornton Jr*



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 APRIL 16th, 2022

Signature: *Billy Carter*
Grantee or Agent

Subscribed and sworn to before me
By the said BILLY CARTER
This 16th day of April, 2022
Notary Public *M L Thornton Jr*



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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REAL ESTATE TRANSFER DECLARATION

(Transfers up to & including \$2 million)

Stamp No. 63737
(Revenue Stamps to be Affixed to Deed)

Date Issued 6/2/22

Water Balance 6/1/22 buy

Inspectional Serv. 5-23-22

Date of Deed _____

Type of Deed Warranty

It is recommended that transfer stamps be picked up at least 48 hours in advance. Allow at least a half hour to process.

LM

rule/Plans

READ BACK OF THIS APPLICATION

PLEASE NOTE:
The cost of the stamp is:

\$4.00 per \$1,000 or part thereof Buyer's expense
\$4.00 per \$1,000 or part thereof Seller's expense
TOTAL \$8.00 per \$1,000 or part thereof

CITY OF CALUMET CITY

OFFICE OF THE CITY CLERK

NYOTA T. FIGGS

(708) 891-8110

Monday-Friday 9:00 a.m. - 5:00 p.m.

Address of Property 405 155th Place

Calumet City, IL 60409
(if property is a vacant lot, please attach legal description)

Thornton Township

Full action consideration \$ 0.00

Less amount of personal property included in purchase \$ 0.00

Net consideration for real estate \$ 0.00

Net taxable consideration to be covered by stamps \$ 0.00

TOTAL Amount of tax stamps paid by: (CIRCLE ONE) SELLER BUYER LOTB \$ 0.00

If EXEMPT: Transaction is exempt under paragraph 9(a)(4) of Sec. 82-323 of the Calumet City Municipal Code. Consideration is less than \$100.00

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

The person executing this signature block swears and affirms under penalty of perjury that the information is true and correct. Failure to comply with this provision may result in prosecution.

PRINT NAME: Cindy Robles SIGN Cindy Robles

Name & Address of Seller/Owner/Grantor: Billy Carter
If Exempt, Copy of Deed Must Be Submitted.

Name & Address of Buyer/Grantee: Billy Carter

Address 405 155th Place

City Calumet City State IL

Zip 60409 Phone # 773-443-6519

Agent's Name & Company Name Cindy Robles - Stewart Title Guaranty Company

Agent must be a licensed attorney and/or licensed broker/realtor or the owner of record. Bar and/or Broker's License # _____ (CIRCLE ONE)

In the event the party requesting is an agent, please put your bar number and/or broker's license number below your name. Address 1900 S. State College Blvd, ste 200
City Anaheim State CA

Zip 92806 Phone # 949-224-8635