## UNOFFICIAL CO

Chicago Title Insurance Company **OUIT CLAIM DEED** ILLINOIS STATUTORY

Doc#. 2218939200 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/08/2022 10:53 AM Pg: 1 of 19

Dec ID 20220501603344 ST/CO Stamp 0-107-204-496

The Grantor(s), Caria Elizateth Collins, of the of the City of Houston, County of Harris, State of Texas, as heir of Cartrell C. Collins ("Decedent") of the City of Chicago, County of Cook who died January 23, 2022, for and in consideration of Ten & 00/100 Pollars, and other good and valuable consideration in hand paid, Convey(S) and Quit Claims to, Tonya Collins, wife of Decedent, all of Grantor's right, title and interest in and to the following described Real Estate:

situated in the County of Cook in the State of Ininois, to wit:

(PROPERTY ADDRESS) 133 Carriage Way Dr., Lurr Ridge, IL 60527

See Attached Legal Description Exhibit "A"

(ADDRESS OF GRANTEE): 533 Jackson Blvd., Apt. G, Forest Park, IL 60130

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 18-19-306-008-0000

Clort's Orgina Address(es) of Real Estate: 133 Carriage Way Dr., Burr Ridge, IL 60527

Dated this 22 day of April , 20	IAL COPY	
Dated this 22 day of April , 20	22	
a 6//		
Caria Elizabeth Collins, as heir of Cartrell C. Collins ("Decedent")		
,		
State of Texas )		
State of Texas ) ) ss County of Horris )		
I, the undersigned, a Notary Public in and for sai Elizabeth Collins, as heir of Cartrell C. Collins ("Decede whose name(s) is subscribed to the foregoing instrument, acknowledged that she signed, sealed and delivered the suses and purposes therein set forth, including the release	nt"), personally known to me to b , appeared before me this day in peaid instrument as her free and volu and waiver of the right of homeste	e the same person(s) erson, and untary act, for the
Given under my hand and official seal, rins 22 nd	day of April	, 2022
HAORY PUBLIC SERVICE S	John Shim	(Notary Public)
09-17-2	Exempt Under Provisions of Para	agraph
	(E) of Section 21 45, Real Estate Transfer Tax Law	
	Date: 4/22/252	1/1
	Jynn Obrawie	X57-
	Signature of Buyer, Seller or Ros	<u>cresentative</u>
Prepared By: William F. Scott Berger, Newmark & Fenchel P.C. 1753 N. Tripp Ave. Chicago, IL 60639		Co
_		
Mail To: Tonya Collins		
533 Jackson Blvd., Apt. G Forest Park, IL 60130		
Name & Address of Taxpayer:		

Tonya Collins 533 Jackson Blvd., Apt. G Forest Park, IL 60130

2218939200 Page: 3 of 19

## **UNOFFICIAL COPY**

Exhibit "A"
LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

Lot 44 in Carriage Way, being a subdivision of part of the Southwest 1/4 of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian according to the plat thereof recorded May 19, 1964 as Document number 19131201, in Cook County, Illinois

Property of Cook County Clerk's Office

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## **UNOFFICIAL COPY**

#### 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:

Signature:

Grantor or Agent

Subscribed and sworn to before me

this <u>Jano</u> day of <u>APRIL</u>

2022.

OFFICIAL SEAL
ANNETTE T HOWARD

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/07/23

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.

Datad.

Signature:

Grantee or Agent

Subscribed and sworn to before me

this みかday of \_\_

2012

OFFICIAL SEAL ANNETTE T HOWARD NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/07/23

**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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# **UNOFFICIAL COPY**

### **AFFIDAVIT OF HEIRSHIP**

	STATE OF ILLINOIS  SOUNTY OF PURPOSE  \$ 55
	COUNTY OF DUPAGE 533
A	anna Randle (Affiant), being duly sworn upon oath, states:
1	. That the Affiant resides at 469 Hammes Avenue, Kankakee, IL 60901.
2	
3	That the Decedent Gied on January 23, 2022 in the County of Du Page, State of Illinois.  For copy of ueach certificate, see Exhibit A attached.
4.	. That the Decedent died o voing an interest in the property commonly known as 133 Carriage Way Drive, Burr Ridge, Illinois 60527 For legal description and parcel number, see Exhibit B attached.
5.	That, to the Affiant's best intermedian and belief, the Decedent died intestate.
6.	
	Name Date of Marriage Status Tonya Collins August 21, 1953 Living; Widowed
	Decedent was married one time. Marriage was not dissolved; ended upon decedent's passing.
7.	That the following children and no others were born to or adopted by the Decedent:
	Name Date of Birth Statut Age Caria Collins November 29, 1997 Living; Emancipated; Single 24
	Kendall Collins April 14, 1999 Living; Emandipated; Single 23
	Decedent had two children and no others, both from his marriage to Tonya Collins. No child of the Decent has died.
8.	That, to the best information and belief of the Affiant, no children were born to the Decedent out of wedlock.
9.	That, in the event the Decedent died without spouse or child surviving, to the Affiant's best information and belief the following represents the Decedent's heirship (include names of all deceased descendants):
	Not applicable. Decedent is survived by his wife, Tonya Collins, and two children
10	). That the total value of the estate of the Decedent including the taxable interest in the afonce of process in the afon
11	For receipts and description of possible claims, see EXHIBIT C and EXHIBIT C attached.
12	That no Federal Estate Tax/Illinois Inheritance Tax is due.
	Further Affiant sayeth not.
	SIGNED: Course Landle
	ANNA RANDLE, Affiant
	Subscribed and sworn to before me this Z day of ANCIL , 2022.)

OFFICIAL SEAL

Daniel Tamez Jr Notary Public, State of Illinois My Commission Expires August 88, 2025

#### **EXHIBIT A**

# **UNOFFICIAL COPY**

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DE ATT	END STAGE RENAL DISCASE, PERITONIT  FEMALE PREGNAM, Y STATUS  FIOT APPLICABLE  ALE OF INJURY  CONTICH OF MAINTY  SSCHIEL HOW INJURY OCCUPRED.  TEND THE DECEASEDY DATE LAST SEEN.	TIME OF INJURY  ALIVE WAS MEDICA	PLACE OF WILLEY  LEXAMINER OR		WERE A COMPLIANT OF THE	OTOPSYER STERAUSE R OF DEATS IR AL IF TRAKS	DINGS USED TO OF DEATH? N/A.  BRUURY A1.  POF 17 JON INJURY  TIME OF DE	SPEC ATH

This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

County Clerk

18.4703 16



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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# **UNOFFICIAL COPY**

#### **EXHIBIT B**

#### **Legal Description**

Situated in the County of Cook, State of Illinois, to wit:

Darriage W. ange 12, East on Document number 1

18-19-306-208-0000 Lot 44 in Carriage Way, being a subdivision of part of the Southwest 1/4 of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian according to the plat thereof recorded May 19, 1964 as Docu aent number 19131201, in Cook County, Illinois

PIN:

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## **UNOFFICIAL COPY**

#### **EXHIBIT C**

#### **Assignment for Burial Expenses**

Assignment of Insurance to pay six-thousand, nine-hundred and fifteen dollars (\$6,915) to Wallace Family Funeral Home.

2-page document. Attached.

ment.

Proporty of Cook County Clerk's Office

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## UNOFFICIAL COPY

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FOI	Cartr	ell E. Collins			·-·
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Set over and transfer onto 448 Assigns, the sum of Six Thou	isand Nine Hundr	ed Fifteen Dollar		for any characteristic and the second	
				(i <u>\$6,915.0</u>	0
which is to be paid from the benefits the burial of said deceased by said u the provisions of the above describe Allstate Adjusters Association, then	d bolicy, subsequent to the t	execution of this assignment in trust by me for the use	of to the Eugeral Dogget-	and the mage to make	ered in aunaer Director, aymant
I (we) authorize and direct	Civ Thousand Nin	(Neme of Insurance Company	Dollars & No Cent	io make p	aymant "
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Information that he must require regar	ding this policy.				
I (we) hereby appoint A:\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	usters Association LLC	by ratifying and confirming our hands and seats at C	g all that our said afforney hicago, Illinois, this 26th	may do or cause to be don  day of January	thicate, as e by virtue 2022
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aforesaid, DO HEREBY CERTIFY the name(s) is (are) subscribed to the for	egoing instrument appear	ed before n e this day in	person and acknowledg	ged that he (they) executed	the same as
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Official Seal Notary Public - State of Illia	nois la	40.	(Notary Publi	ic)	
My Commission Expires Apr 30	, 2022 <b>REA</b>	<u>ssignme.</u>	· <u>IT</u>		
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## UNOFFICIAL COPY

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a to appear for the undersigned, or any or either of them, in such could be present without process in favor of the holder, this note against
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" Same will appea and reasonitable SIIDIJEA's tere of
at reed by the undersigned that judgement herein may be entered to
again it any or either of the undersigned to the same manner and wirate powers of attorney to confess judgement. This note is given in
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#### **EXHIBIT D**

## **UNOFFICIAL COPY**

#### Possible Claims and Judgments Against Estate

Decedent may be obligated to pay fines related to the property known as: 1844 S. Sawyer, Chicago, IL 60623. This property will be sold in the near future, date to be determined. All outstanding judgments pertaining to unpaid water bills will be paid from the sales proceeds of 133 Carriage Way Drive, Burr Ridge, IL 60537.

Decedent also owned the property known as: 133 Carriage Way Drive, Burr Ridge, IL 60527, scheduled to be sold on May 4, 2022 All claims associated with this property will be paid at closing.



STATEMENT OF INFORMATION Chicago Title Insurance Company Order #: Interrogatories Re: Estate of Cartrell Collins , deceased NAME OF AFFIANT ADDRESS OF AFFIANT Anna Randle 469 Hammes Avgenue, Kankakee, IL 60901 RELATIONSHIP OF AFFIANT TO THE DECEASED: OCCUPATION OF THE DECEASED: Mother-in-Law Self-employed FROM RESIDENCES TO (DATE) (DATE) OF STREET NUMBER CITY STATE DECEASED **FOR THE** 133 Carriage Way Drive Burr Ridge IL TEN YEARS PRECEEDING DATE OF DEATH IS THE ESTATE OF THE DECEDENT SEING PROBATED? IF YES, STATE CASE NUMBER, COUNTY AND STATE: YES Not applicable (N/A) HAVE THE ADMINISTRATION PROCEED NG. 95EN COMPLETED? **YES** NO IF YES, HAS IT BEEN ADMITTED TO PROBATE? NO N/A DID THE DECEDENT LEAVE A WILL? IF NO, HAS IT BEEN FILED WITH THE CIRCUIT YES NO COURT IN THE UNPROVEN WILL BOX? N/A WHAT WAS THE TOTAL VALUE OF THE ESTATE OF THE DECEDENT, INCLUDING THE PROPERTY DESCRIBED IN THE ABOVE TITLE INSURANCE COMMITMENT, AS WELL AS ALL PERSONAL PROPERTY AND OTHER REAL ESTATE IN ILLINOIS OR ELSEWHERE IN THE U.S., PROCEEDS OF THE INSURANCE ON THE LIFE OF THE DECEDENT, JUST SECURITIES, BANK DEPOSITS AND THE INTEREST OF THE DECEDENT IN REAL, OR PERSONAL PROPERTY, IF ANY, HELD IN JOIN 1 TF JAY, CY? IS THE ESTATE OF SUFFICIENT SIZE TO BE SUBJECT TO FEDERAL ESTATE TAX?  $\Box$ NO HAVE ALL STATE AND FEDERAL TAXES DUE AND OWING BY THE DECEDENT OR HIS CR. HER ESTÂTE BEEN FULLY PAID AND DISCHARGED? NO HAVE ALL EXPENSES OF THE LAST ILLNESS AND BURIAL OF THE DECEASED, DOCTOR'S, HOSPITAL AND UNDERTAKER'S BILLS BEEN PAID IN FULL? NOTE: PAID RECEIPTS FOR THESE ITEMS IS THE ESTATE LIABLE TO OR SUBJECT TO A CLAIM ON THE PART OF ANYONE FOR PERSONAL OR NURSING SERVICES RENDERED OR ROOM AND SHOULD BE PROVIDED BOARD FURNISHED TO THE DECEDENT? Please see EXHIBIT C attached. IF YES, DESCRIBE TO WHOM AND FOR HOW MUCH ON REVERSE SIDE. HAVE ALL DEBTS OF THE DECEASED, INCLLIDING PARTNERSHIP OBLIGATIONS, IF ANY, AND CLAIMS AGAINST THE ESTATE  $\mathbf{X}$ NO HAD BEEN FULLY PAID? IF NO, DESCRIBE ALL UNPAID ITEMS IN DETAIL ON REVERSE SIDE. IS THE DECEDENT'S ESTATE LIABLE ON ANY LEASE, CONTRACTS, MORTGAGE, JUDGMENT, DEFICIENCY DECREE OR OTHER OBLIGATIONS? NO IF YES, DESCRIBE FULLY ON REVERSE SIDE. AFFIANT STATES THAT THE FOREGOING ANSWERS TO INTERROGATORIES ARE TRUE AND MAKES THIS AFFIDAVIT AND ANSWERS TO INTERROGATORIES TO INDUCE CHICAGO TITLE INSURANCE COMPANY TO ISSUE ITS COMMITMENT AND ITS TITLE INSURANCE POLICY ON THE ABOVE-REFERENCED ORDER NUMBER FREE AND CLEAR OF CLAIMS, ADMINISTRATION EXPENSES, TAXES AND OTHER EXCEPTIONS, IF ANY, RELATING TO THE ESTATE OF SAID DECEDENT. STATE OF ILLINOIS OFFICIAL SEAL PRESENTED TO WILLIAM SCOTT COUNTY OF COOK NOTARY PUBLIC - STATE OF ILLINO CHICAGO TITLE INSURANCE COMPANY FIGHER<u>CANAGANISSENCIACEDAPHAR®S</u>CA40/08/2 Berger, Newmark & Fenchel P.C. ADDRESS 1753 N Tripp Avenue Chicago, IL 60639

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## **UNOFFICIAL COPY**

#### Possible Claims and Judgments Against Estate

Decedent may be obligated to pay fines related to the property known as: **1844 S. Sawyer, Chicago, IL 60623**. This property will be sold in the near future, date to be determined. All outstanding judgments pertaining to unpaid water bills will be paid from the sales proceeds of 133 Carriage Way Drive, Burr Ridge, IL 60537.

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#### **EXHIBIT C**

# **UNOFFICIAL COPY**

#### Receipts from Last Illness and Funeral

Assignment to Wallace Family Funeral Home to cover burial expenses.

2-pages. Attached.

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Proposition of Cook County Clark's Office

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## UNOFFICIAL COPY

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Set over and transfer onto 448 Assigns, the sum of Six Thou	isand Nine Hundr	ed Fifteen Dollar		for any characteristic and the second	
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which is to be paid from the benefits the burial of said deceased by said u the provisions of the above describe Allstate Adjusters Association, then	d bolicy, subsequent to the t	execution of this assignment in trust by me for the use	of to the Eugeral Dogget-	and the mage to make	ered in aunaer Director, aymant
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aforesaid, DO HEREBY CERTIFY the name(s) is (are) subscribed to the for	egoing instrument appear	ed before n e this day in	person and acknowledg	ged that he (they) executed	the same as
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2218939200 Page: 16 of 19

To Standard Life Insurance Co	Address
From Wallace Broadview Funeral i	And the state of t
Address 2020 West Roosevelt Rd Broadview FOR THE FUNERAL OF Cartrell C. C	v II 60:55 Telephone Number 703-304-1782
Interment at Forest Home Cemetery	
Interment at 1 October 100 He Cemerery	1 SCHOOL GIN, IL
	A SERVICE AND A
Casket	Hearse
Vault Outside box or Shipping Case	Limousine
Clor in S	Flower Car Removal
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Certifled Cor. S	Made up of Items checked
N.	\$6,915.00
~/x.	pate: January 26, 2022
FOR VALUE RECEIVED, The undersigned promise to	o pay to the order of Wallace Broadview Funeral Home
	(Eugorol Disease)
at their office 2020 West Roosevalt Rd Bro	padview II 60155
Six Thousand Nine Hundred Fifteen D	Jollars & no cents Dollars (\$ \$6.015.00
demand with interest thereon at the rate of 7% per ann	num. And to secure payment of the said amount, the undersigned
them, authorize irrevocably automey or any count in re-c	CINCLED SANTESCE DEL 2000 COMPANIONE
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# UNOFFICIAL COPY CHICAGO TITLE INSURANCE COMPANY

#### INTESTATE ESTATE - PERSONAL UNDERTAKING

Order Number:		
Date: April 26, 2022	_	
Γο: Chicago Title Insurance Company		
in consideration of the issuance of your title nereby, jointly and severally, for themselves, to fully to indemnify, protect, defend and save youts, attorneys' fees and expenses of every kin suffer, expend or incur by reason or in consequence policies covering the same regionstate, or exceptions:	their heirs, personal representatives on harmless from and to reimburse of and nature which you may for any cleance of the issuance of said policy, an	and assigns, covenant and agree forever you for any and all loss, costs, damages, ause, at any time and from time to time, d of any and every other insurance policy
<ol> <li>Claims (including awards, if any) ag un deceased.</li> </ol>	ast the Estate of <u>Cartrell Collins</u>	
<ol><li>Federal Estate Tax, Illinois Estate Ta the Estate of said decedent.</li></ol>		ansfer Tax which may be charged against
Tonya Collins	<u>Caria El</u>	izabeth Collins
Address 533 Jackson Blvd, Apt G	Address	3410 Louisiana St, Apt 3316
Forest Park, IL 60130	— 97 <u>7.</u>	Houston, TX 77002
Kendall Collins	9	
Address 126 S. Kendall Avenue	Address	8
Kalamazoo, MI 49005		74,
		'S
Address	Address	15:
		, C <sub>0</sub>
NOTE: To be executed by all of the Heir(s) of	f the Decedent.	
Joneya Collins		
Jonya Collins	Caria Elizabeth Collins	Kendall Cartrell Collins

2218939200 Page: 18 of 19

# **UNOFFICIAL COPY**



# CHICAGO TITLE INSURANCE COMPANY

#### INTESTATE ESTATE - PERSONAL UNDERTAKING

Order Nu	umber:			
Date:				
Fo: Chic	ago Title Insurance Company			
hereby, je fully to in suits, atto suffer, ex	ointly and severally for themselves, the indemnify, protect, defend and save you orneys' fees and expenses of every kind a pend or incur by reason or in consequences covering the same real salate, or any	ir heirs, personal repr harmless from and to and nature which you n ce of the issuance of sa	esentatives a reimburse y nay for any c aid policy, an	nced order number, the undersigned do and assigns, covenant and agree forever you for any and all loss, costs, damages, ause, at any time and from time to time, d of any and every other insurance policy t herein free and clear of the following
1.	Claims (including awards, if any) against deceased.	the Estate of <u>Cartre</u>	ell Collins	
	Federal Estate Tax, Illinois Estate Tax a the Estate of said decedent.	nd 111 rois Generation-	Skipping Tra	ansfer Tax which may be charged against
Tonya (	Collins	_ ′′ ()	Caria El	izabeth Collins
Address	533 Jackson Blvd, Apt G		Address	3410 Louisiana St, Apt 3316
	Forest Park, IL 60130	_	24_	Houston, TX 77002
Kendal	l Collins	_		),
Address	126 S. Kendall Avenue	_	Address	<u> </u>
	Kalamazoo, MI 49005	_		<u>'</u>
				Ox
Address		<del>-</del>	Address	
	<u></u>		J 2,	
NOTE:	To be executed by all of the Heir(s) of th	e Decedent.		
		Coll	_	
To	onya Collins	Caria Elizabeth Coll	ins	Kendall Cartrell Collins

2218939200 Page: 19 of 19

# **UNOFFICIAL COPY**



# CHICAGO TITLE INSURANCE COMPANY

#### INTESTATE ESTATE - PERSONAL UNDERTAKING

Order Number:		
Date:	<u>.</u>	
To: Chicago Title Insurance Company  In consideration of the issuance of your title in hereby, jointly and severally for themselves, the fully to indemnify, protect, defend and save you suits, attorneys' fees and expenses of every kind	neir heirs, personal representative to harmless from and to reimburs and nature which you may for any	s and assigns, covenant and agree forever e you for any and all loss, costs, damages, y cause, at any time and from time to time.
suffer, expend or incur by reason or in consequent or policies covering the same real estate, or a exceptions:	ny part of parts thereof, or inter	est herein free and clear of the following
<ol> <li>Claims (including awards, if any) مورد المعلق deceased.</li> </ol>	t the Estate of <u>Cartrell Collin</u>	<u>,                                      </u>
2. Federal Estate Tax, Illinois Estate Tax the Estate of said decedent.	and in rois Generation-Skipping	Fransfer Tax which may be charged against
Tonya Collins	Caria	Elizabeth Collins
Address 533 Jackson Blvd, Apt G	Address	3410 Louisiana St, Apt 3316
Forest Park, IL 60130	_ 7/2/_	Houston, TX 77002
Kendall Collins		<u></u>
Address 126 S. Kendall Avenue	Address	0,
Kalamazoo, MI 49005		<u>'</u>
		$O_{x_{\alpha}}$
Address	Address	
NOTE: To be executed by all of the Heir(s) of t	he Decedent.	
Tonya Collins	Caria Elizabeth Collins	Kendall Cartrell Collins