

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE  
OC22015155

Doc#: 2219904175 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/18/2022 12:25 PM Pg: 1 of 4

Dec ID 20220701679490  
ST/CO Stamp 0-199-078-992 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 1-886-794-832 City Tax: \$3,150.00

## ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

### PROPERTY IDENTIFICATION NUMBER:

**25-19-112-075-0000**

### MAIL RECORDED DEED TO:

**MS. NaTOYA HILL**

11436 S. LONGWOOD DRIVE  
CHICAGO, ILLINOIS 60643

## ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT

NOW COME THE GRANTORS, OWNING A 100% INTEREST BASED ON DOC#1300342093):

**GRANTOR: TRACEE C. STANFORD** (a MARRIED WOMAN); &

**ROBERT STANFORD** (a MARRIED MAN)

of 11436 SOUTH LONGWOOD DRIVE, IN CHICAGO, ILLINOIS 60643, in LAKE TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this FIFTEENTH DAY OF JULY IN THE YEAR 2022 to the following GRANTEE for whom the **FUTURE TAX BILL SHOULD BE MAILED TO:**

**GRANTEE: NaTOYA HILL** (an UNMARRIED WOMAN)

of 11436 SOUTH LONGWOOD DRIVE, IN CHICAGO, ILLINOIS 60643, in LAKE TOWNSHIP

**THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:**

### COMMONLY REFERRED TO ADDRESSES:

11436 SOUTH LONGWOOD DRIVE, IN CHICAGO, ILLINOIS 60643, in LAKE TOWNSHIP

**PROPERTY INDEX NUMBERS: 25-19-112-075-0000**

**LEGAL DESCRIPTION: SEE ATTACHED PAGE THREE (3)**

**THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,**

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

PAGE 1 OF 3 including LEGAL DESCRIPTION

# UNOFFICIAL COPY

**ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2**

FURTHERMORE, THIS WARRANTY DEED CONVEYS THE 100% INTEREST IN FEE SIMPLE OWNED BY TRACEE C. STANFORD AND ROBERT STANFORD, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON DECEMBER 13TH, 2012 AND RECORDED ON JANUARY 3RD, 2013 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 1300342093.

Finally, the **GRANTORS: TRACEE C. STANFORD AND ROBERT STANFORD** do now hereby **WAIVE & RELEASE ALL RIGHTS TO THEIR 100% INTEREST** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, NaTOYA HILL, LOCATED AT 1236 S. LONGWOOD DRIVE, IN CHICAGO, ILLINOIS 60643 in **FEE SIMPLE**. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and is **SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 and the CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, as well as ANY RESPECTIVE ORDINANCE REQUIRED BY THE CITY OF CHICAGO, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.**

  
\_\_\_\_\_  
GRANTOR: TRACEE C. STANFORD (OWNER OF RECORD)

7/13/22  
DATE SIGNED ABOVE:

  
\_\_\_\_\_  
GRANTOR: ROBERT STANFORD (OWNER OF RECORD)

7/13/22  
DATE SIGNED ABOVE:

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )



I, ATTORNEY MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS while in the COUNTY OF COOK do hereby swear and affirm that TRACEE C. STANFORD AND ROBERT STANFORD appeared before me on THE ABOVE-INDICATED DATE and affixed their respective signatures to the foregoing WARRANTY DEED under their own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP BELOW:**

  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE ABOVE:




**UNOFFICIAL COPY****ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3****ATTACHED LEGAL DESCRIPTION**

THE NORTHERLY QUARTER (1/4) (AS MEASURED ON THE WESTERLY LINE AND ON THE EASTERLY LINE) OF LOT EIGHT (8) AND THE NORTHERLY QUARTER (1/4) OF THE EASTERLY SEVENTY-NINE (79) FEET OF LOT NINE (9) IN BLUE ISLAND LAND AND BUILDING COMPANY'S RESUBDIVISION OF LOTS ONE (1) TO SEVENTEEN (17) AND TWENTY-FOUR (24) TO THIRTY-TWO (32) IN BLOCK "H" IN MORGAN PARK, SAID MORGAN PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION EIGHTEEN (18), AND PART OF THE WEST HALF (1/2) OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN WEST OF PROSPECT AVENUE, IN COOK COUNTY, ILLINOIS.



**ILLINOIS, COOK COUNTY & CITY OF CHICAGO TRANSFER TAX STAMPS**

# UNOFFICIAL COPY

| REAL ESTATE TRANSFER TAX  |                 | 15-Jul-2022 |
|---|-----------------|-------------|
|  | <b>CHICAGO:</b> | 2,250.00    |
|   | <b>CTA:</b>     | 900.00      |
|   | <b>TOTAL:</b>   | 3,150.00 *  |

25-19-112-075-0000 | 20220701679490 | 1-886-794-832

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

| REAL ESTATE TRANSFER TAX  |                  | 15-Jul-2022 |
|---|------------------|-------------|
|   | <b>COUNTY:</b>   | 150.00      |
|   | <b>ILLINOIS:</b> | 300.00      |
|   | <b>TOTAL:</b>    | 450.00      |

25-19-112-075-0000 | 20220701679490 | 0-199-078-992

Property of Cook County Clerk's Office