

# UNOFFICIAL COPY



Doc# 2222822035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2022 03:21 PM PG: 1 OF 5

Prepared By:  
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Charlotte E. Stokes and Sean A. Wills, 5747 South Sangamon Street,  
Chicago, IL 60621

Return to: 20/20 Title LLC, 353 Technology Drive, #112, Canonsburg, PA 15317

Permanent Real Estate Index Number: 20-17-221-016-0000

## WARRANTY DEED

CHARLOTTE E. STOKES, an unmarried woman, whose mailing address is 5747 South Sangamon Street, Chicago, IL 60621, (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto Charlotte E. Stokes, an unmarried woman, and Sean A. Wills, an unmarried man, as joint tenants with rights of survivorship, whose address is 5747 South Sangamon Street, Chicago, IL 60621, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:


Lot 29 and the South 5 feet of Lot 30 in Block 3 in John Walker's Subdivision of the South East 1/4 of the Northeast 1/4 of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



Being all that certain property conveyed from Charlotte Wills-Stokes to Charlotte E. Stokes by the deed dated November 9, 2005 and recorded December 15, 2005 as Document No. 0534905302, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 5747 South Sangamon Street, Chicago, IL 60621

AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

REAL ESTATE TRANSFER TAX	16-Aug-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	16-Aug-2022
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-17-221-016-0000 | 20220801610357 | 1-155-740-240

20-17-221-016-0000 | 20220801610357 | 2-011-116-112

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

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THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 16 day June, 20 22

Charlotte E. Stokes (Seal)  
CHARLOTTE E. STOKES

STATE OF ILLINOIS }  
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CHARLOTTE E. STOKES, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of June 16, 20 22.

Sheena Watkins  
Notary Public  
My Commission expires: March 6, 2024



This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: 6/16/22

Signature of Grantor: Charlotte E. Stokes

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CHARLOTTE E. STOKES

Property of Cook County Clerk's Office

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

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## 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 **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 6 | 16 | 20 22

SIGNATURE: *Charlotte Stuke*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

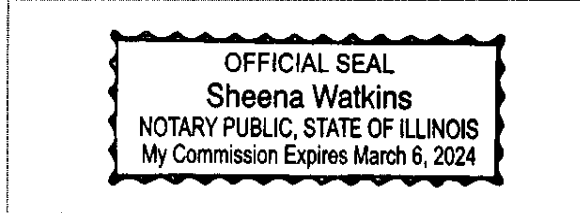
Sheena Watkins

By the said (Name of Grantor): *Charlotte Stuke*

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 16 | 20 22

NOTARY SIGNATURE: *Sheena Watkins*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 6 | 16 | 20 22

SIGNATURE: *Sean Willis*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

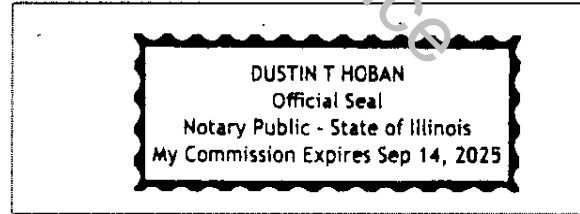
Dustin Hoban

By the said (Name of Grantee): Sean Willis

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 16 | 20 22

NOTARY SIGNATURE: *Dustin T Hoban*



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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## legal description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:  
Lot 29 and the South 5 feet of Lot 30 in Block 3 in John Walker's Subdivision of the South East 1/4 of the Northeast 1/4 of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being all that certain property conveyed from Charlotte Wills-Stokes to Charlotte E. Stokes by the deed dated November 9, 2005 and recorded December 15, 2005 as Instrument No. 0534905302 of official records.

APN: 20-17-221-016-0000

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118 N. CLARK ST. ROOM 120  
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