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Doc#: 2225606424 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 12:53 PM Pg: 1 of 5
Dec ID 20220601648166
City Stamp 1-277-852-240

Prepared By:
THOMAS ALLGOOD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
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NEWARK, DE 19713

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FOR RECORDER'S USE ONLY



WARRANTY DEED

THIS DEED, Executed this 10 day of June, 2022 by first party **SHELLY B. COLLINS AND GAIL WILLIAMS, FORMERLY KNOWN AS GAIL WILLIAMS-COLLINS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, to second party, **SHELLY B. COLLINS AND GAIL WILLIAMS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, of 7225 S CHRISTIANA AVENUE, CHICAGO, IL 60629.

WITNESSETH, That the said first party, for Ten and 00/100 Dollars (\$10.00) and other good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys and warrants unto the said second party for ever, 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:

LOT 32 IN BLOCK 6 IN FRANK A. MULHOLLAND'S MAJLAWN SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

APN: 19-26-213-009-0000

PROPERTY ADDRESS: 7225 S CHRISTIANA AVENUE, CHICAGO, IL 60629

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

Gail Williams
(Signature of buyer, seller, or representative)

06-10-2022
(Date)

REAL ESTATE TRANSFER TAX	09-Sep-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



19-26-213-009-0000 | 20220601648166 | 1-277-852-240

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

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

Shelly B. Collins
SHELLY B. COLLINS

Gail Williams F/K/A
Gail Williams Collins
GAIL WILLIAMS F/K/A
GAIL WILLIAMS-COLLINS

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SHELLY B. COLLINS and GAIL WILLIAMS, F/K/A GAIL WILLIAMS-COLLINS, 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 June 10, 2022.

(seal)



Felicia R. Melton
Notary Public
My Commission Expires: 02/19/2025

Send Tax Bills to:
SHELLY B. COLLINS AND GAIL WILLIAMS
7225 S CHRISTIANA AVENUE
CHICAGO, IL 60629

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)

Gail Williams, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1225 S. Christiana Avenue

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 Felicia R. Melton
this 10th day of June, 2022

Felicia R. Melton
Signature of Notary Public

Gail Williams
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.

Gay Williams
 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



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STATEMENT BY GRANTOR AND GRANTEE

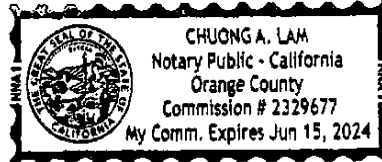
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 June 10, 2022

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said [Signature]
This 10th day of June, 2022
Notary Public [Signature]



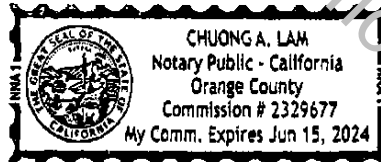
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 10, 2022

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said [Signature]
This 10th day of June, 2022
Notary Public [Signature]



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.)