

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2225901025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2022 10:06 AM Pg: 1 of 4

Dec ID 20220901636058
ST/CO Stamp 1-663-485-520 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-126-614-608 City Tax: \$2,887.50

Mail to:

Ariel Byrd
9200 S. Ellis Ave
Chicago IL 60619

GRANTEE'S ADDRESS &

Name & address of taxpayer:

Ariel Byrd
9200 S. Ellis Ave
Chicago IL 60619

THE GRANTOR(S) Masters Equity Partners, LLC of the City of Chicago, State of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Ariel Byrd, Single woman of * all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

X 9200 S - Ellis Ave, Chicago IL 60619
LOT 1 AND THE NORTH 4 FEET OF LOT 2 IN BLOCK 14 IN WILLIAM V. JACOB'S SUBDIVISION OF BLOCKS 10 TO 16 INCLUSIVE IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION IN SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN BOOK 42 OF PLATS, PAGE 19 AS DOCUMENT NO. 1251638, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

Permanent index number(s) 25-02-310-016-0000

Property address: 9200 S. Ellis Avenue, Chicago, IL 60619

this 9 day of September, 2022.

Fidelity National Title CH22019713

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R-B-

Ranice Brown, as manager

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ranice Brown, as manager



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20_____.

Commission expires _____

*See Attached
CA. All Purpose
Certificate of Acknowledgement
* 09/09/2002 Emily [Signature] **

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

**Dennis Coleman
The Coleman Law Office, LLC
125 S. Wacker Drive
Ste. 300
Chicago, IL 60606**

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SAN DIEGO }

On SEPT. 09, 2022 before me, EVELYN MARIE GILES, Notary Public
(Here insert name and title of the officer)

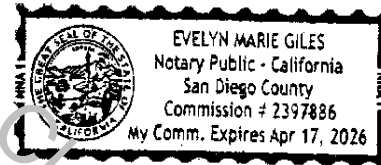
personally appeared FANICE BROWN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Evelyn Marie Giles
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER
 Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

13-Sep-2022



COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

25-02-310-016-0000

| 20220901636058 | 1-663-485-520

REAL ESTATE TRANSFER TAX

13-Sep-2022



CHICAGO:	2,062.50
CTA:	825.00
TOTAL:	2,887.50 *

25-02-310-016-0000 | 20220901636058 | 1-126-614-608

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

Property of Cook County Clerk's Office