

UNOFFICIAL COPY

DOCUMENT TYPE TO BE RECORDED

WARRANTY DEED

PURSUANT TO THE FOLLOWING:

§765 ILCS 5/9 Conveyances Act
FOLLOWING DECLARED HEIRSHIP
AS OUTLINED IN THE FOLLOWING:
§755 ILCS 5/20-24 Notice of Probate

PROPERTY IDENTIFICATION NUMBER:

24-15-111-014-1023



2305415047

Doc# 2305415047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2023 03:13 PM PG: 1 OF 7

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILC 5/20-24

NOW COMES THE GRANTOR BASED ON DOC NUMBER: 1919716104 & HIS SUBSEQUENT PASSING:

THE ESTATE OF WILLIE R. CAMMACK (a

DECEASED MAN) formerly of 10524 S KEATING AVENUE, APT. 203, IN OAK LAWN, ILLINOIS 60453, COOK COUNTY as DECLARED IN CASE NUMBER 2022 P 00XXXX, CALENDAR XX, BY THE HONORABLE JUDGE XXXXXX, ON XXXXX, XXXXXX, 2023 (SEE ATTACHED CERTIFIED ORDER DECLARING HEIRSHIP MARKED AS EXHIBIT) BY HIS LAWFULLY DECLARED HEIR, SHADIYAH RAE CAMMACK DOES NOW CONVEY AND WARRANT THE ESTATE'S 100% FEE SIMPLE INTEREST TO THE FOLLOWING LAWFULLY DECLARED HEIR & GRANTEE WHO DOES NOW INVOKE HER RIGHT PURSUANT TO §755 ILCS 5/20-24(b) TO UTILIZE THIS DEED TO 'RECORD A NOTICE OF PROBATE' CLAIMING THEIR INTEREST & ASSIGNING THAT INTEREST TO THE FOLLOWING

GRANTEE FOR WHOM THIS DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE (100%): SHADIYAH RAE CAMMACK (AN UNMARRIED WOMAN)

OWNER OF 10524 S KEATING AVE, UNIT 203., IN OAK LAWN, IL 60453, COOK COUNTY, IN WORTH TWP

THIS DEED WAS PREPARED BY:

THE LAW OFFICES OF MARIO A. REED
625 EAST 170TH STREET, UNIT 2 EAST
SOUTH HOLLAND, ILLINOIS 60473

www.lawofficesofmarioareed.com



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

COMMONLY REFFERRED ADDRESS

10524 S. KEATING AVE, UNIT 203
OAK LAWN, ILLINOIS 60453

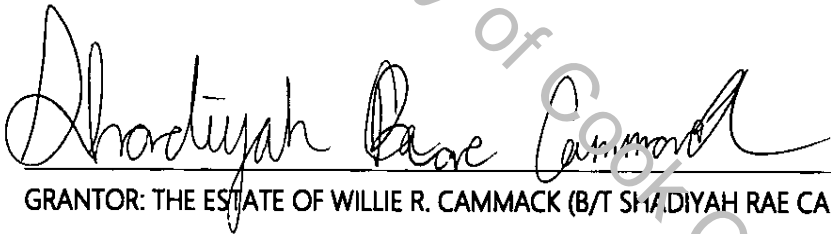
LEGAL DESCRIPTION: SEE ATTACHED PAGE (THREE)

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 1

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ILLINOIS WARRANTY DEED PURSUANT TO 755 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 2

Finally, the **GRANTOR, THE ESTATE OF WILLIE R. CAMMACK (BY AND THROUGH HIS LAWFULLY DECLARED HEIR, SHADIYAH RAE CAMMACK)**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** OF MY **100.0% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b)** to the **GRANTEE LISTED ABOVE, SPECIFICALLY, SHADIYAH RAE CAMMACK** in **FEE SIMPLE**. Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO 765 ILCS 5/19** and is **EXEMPT** to all buyer and seller **REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31** and the corresponding **VILLAGE OF OAK LAWN** provisions of **REAL ESTATE TRANSFER TAX ORDINANCES**.



12/29/2022

GRANTOR: THE ESTATE OF WILLIE R. CAMMACK (B/T SHADIYAH RAE CAMMACK LEGAL HEIR 100.0%) DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF ILLINOIS

)

) SS

COUNTY OF COOK

)

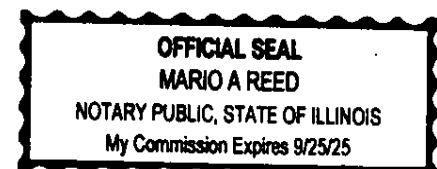


THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, **ATTORNEY MARIO A. REED**, a **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **SHADIYAH RAE CAMMACK** appeared before me on **THURSDAY, DECEMBER 29TH, 2022** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:





SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 3

ATTACHED LEGAL DESCRIPTION

UNIT TWO HUNDRED AND THREE DASH THREE (203-3) AND G TWO HUNDRED AND THREE DASH THREE (G203-3), A LIMITED COMMON ELEMENT IN BUONA VITA CONDOMINIUMS OF OAK LAWN AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THAT PART OF LOT FIVE (5) IN LOMBARD'S RESUBDIVISION OF LOTS ONE (1) AND TWO (2) (EXCEPT THE WEST THREE HUNDRED THIRTY POINT SIXTY (330.60) FEET THEREOF) IN BLOCK ONE (1) IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, BEING A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) AND THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27354963, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

ILLINOIS AND COOK COUNTY & VILLAGE OF OAK LAWN MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX

23-Feb-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-15-111-014-1023

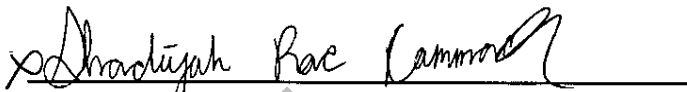
| 20230201657963 | 1-908-105-040

UNOFFICIAL COPY**WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 4****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 ESTATE OF MR. WILLIE R. CAMMACK B/T LAWFULLY DECLARED HEIR SHADIYAH RAE CAMMACK

The GRANTOR, THE ESTATE OF MR. WILLIE R. CAMMACK BY AND THROUGH HIS LAWFULLY DECLARED HEIR, SHADIYAH RAE CAMMACK, now affirms that to the best of her knowledge, the GRANTEE, SHADIYAH RAE CAMMACK, shown on the foregoing WARRANTY DEED IS A NATURAL PERSON authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.



GRANTOR SIGNATURE ABOVE: THE ESTATE OF WILLIE R. CAMMACK

6/12/29/2022

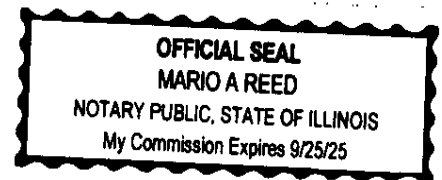
THURSDAY, DECEMBER 29TH, 2022:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE LISTED GRANTOR did appear before me on DECEMBER 29TH, 2022, and affixed their respective signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

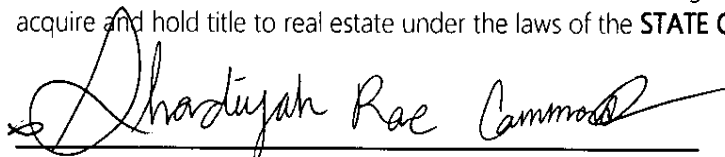
THE LAW OFFICES OF
MARIO A. REED
The Education Esquire



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: SHADIYAH RAE CAMMACK

The Authorized Agent for the GRANTEE, SHADIYAH RAE CAMMACK, does now hereby swear that to the best of their knowledge the GRANTEE, SHADIYAH RAE CAMMACK, shown on the foregoing WARRANTY DEED is a NATURAL PERSON authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.



GRANTEE SIGNATURE ABOVE: AGENT FOR SHADIYAH RAE CAMMACK

6/12/29/2022

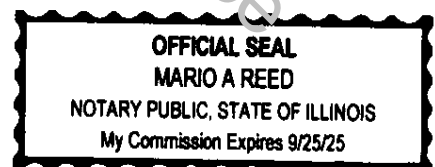
THURSDAY, DECEMBER 29TH, 2022:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE AUTHORIZED AGENT FOR THE ABOVE LISTED GRANTEE did appear before me on THURSDAY, DECEMBER 29TH, 2022, and affixed their respective signature to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

THE LAW OFFICES OF
MARIO A. REED
The Education Esquire



MARIO A. REED, ESQ. NOTARY PUBLIC SIGNATURE ABOVE:

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE WARRANTY DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV

**CERTIFICATE OF REAL ESTATE
TRANSFER TAX EXEMPTION**

10524 S KEATING #203

Oak Lawn IL 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (C) of said Ordinance

Dated this 22ND day of FEBRUARY, 2023

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

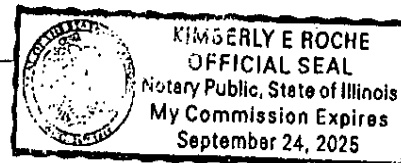
Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

22ND Day of FEBRUARY, 2023



EXHIBIT

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4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – PROBATE DIVISION

The Estate Of

WILLIE R. CAMMACK
DeceasedCase Number: 2023 P 000201
Calendar: 07 Room Number: 1803
Honorable Judge Daniel O. Tiernan
(or any judge sitting in his stead)**ORDER DECLARING HEIRSHIP**

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUAL** is the **ONLY HEIR** of the **DECEDENT, WILLIE R. CAMMACK**, who died on **NOVEMBER 27TH, 2022**.

A) MS. SHADIYAH RAE CAMMACK (HIS BIOLOGICAL DAUGHTER) who is **NOT** CURRENTLY UNDER A DISABILITY, **NOR** A MINOR and currently resides at 16022 DEBBIE LANE, IN SOUTH HOLLAND, ILLINOIS 60473, W/N COOK COUNTY.

ENTERED:

ENTERED
Judge Daniel O. Tiernan-2255
FEB 10 2023
IRIS Y. MARTINEZ CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL

HONORABLE JUDGE TIERNAN, JUDGE'S NO.
(OR ANY JUDGE SITTING IN HIS STEAD)

ATTORNEY NUMBER: 62093**ATTORNEY NAME:** MR. MARIO A. REED, ESQ.**ADDRESS:** 625 EAST 170TH STREET, UNIT 2E**CITY/ZIP CODE:** SOUTH HOLLAND, ILLINOIS 60473**EMAIL ADDRESS:** marioareed@outlook.com**TELEPHONE NUMBER:** 708.808.0814**WEBSITE INFORMATION:** www.lawofficesofmarioareed.com

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

Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.

Date

FEB 16 2023

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

