

# UNOFFICIAL COPY

**WARRANTY DEED  
STATE OF ILLINOIS  
COUNTY OF COOK**



Doc# 2311522019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2023 10:19 AM PG: 1 OF 3

THE GRANTOR,

ARTHUR D. GRIFFIN, Married  
3461 W. Adams Street  
Chicago, IL 60624

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

50%: ARTHUR DEDRICK GRIFFIN JR and PHYLLIS LYNDELL SANDERS GRIFFIN, Trustees, or their successors in interest, of the ARTHUR DEDRICK GRIFFIN JR Living Trust dated November 11, 2022, and any amendments thereto.

50%: PHYLLIS LYNDELL SANDERS GRIFFIN and ARTHUR DEDRICK GRIFFIN JR, Trustees, or their successors in interest, of the PHYLLIS LYNDELL SANDERS GRIFFIN Living Trust dated November 11, 2022, and any amendments thereto.

not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Legal Description Attached Hereto as Exhibit A**

Subject to: General real estate taxes, covenants, conditions, restrictions of record.

Permanent Index Number (PIN): 16-14-209-001-0000

Address of Real Estate: 3461 W. Adams Street DATED this 11<sup>th</sup> day of NOV, 2022  
Chicago, IL 60624

ARTHUR D. GRIFFIN

ACCEPTANCE

The foregoing transfer of title/conveyance is hereby accepted by ARTHUR D. GRIFFIN of 3461 W. Adams St., Chicago, IL and as Trustees under the provisions of the ARTHUR DEDRICK GRIFFIN JR, Living Trust dated November 11, 2022, and the PHYLLIS LYNDELL SANDERS GRIFFIN dated November 11, 2022.

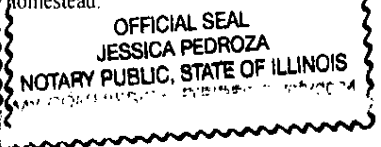
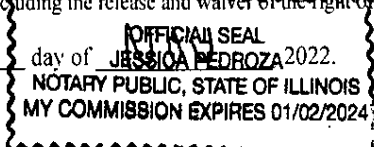
ARTHUR DEDRICK GRIFFIN JR, Trustee

PHYLLIS LYNDELL SANDERS GRIFFIN, Trustee

State of Illinois, County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur and Phyllis Griffin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11<sup>th</sup> day of NOV, 2022.  
Commission expires 1-2-2024  
  
NOTARY PUBLIC




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## EXHIBIT A



LOT 25 AND THE WEST 2 FEET OF LOT 24 IN BLOCK 5 IN CENTRAL PARK ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-14-209-001-0000  
Property Address: 3461 W. Adams Street, Chicago, IL 60624

REAL ESTATE TRANSFER TAX		25-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-14-209-001-0000   20230401603932   1-501-256-912		
* Total does not include any applicable penalty or interest due.		

Exempt under provisions of Paragraph  
Section 31-45, Property Tax Code.

11.11.22  
 Date Buyer Seller or Representative

REAL ESTATE TRANSFER TAX		25-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-14-209-001-0000   20230401603932   0-525-491-408		

### MAIL TO:

Anthony J. Madonia & Associates, Ltd.  
ATTN: Jessica Pedroza  
2700 S. River Road, Suite 115  
Des Plaines, IL 60018

### SUBSEQUENT TAX BILL TO:


**Grantees**  
Arthur Dedrick Griffin Jr, Trustee  
Phyllis Lyndell Sanders Griffin, Trustee  
3461 W. Adams Street  
Chicago, IL 60624

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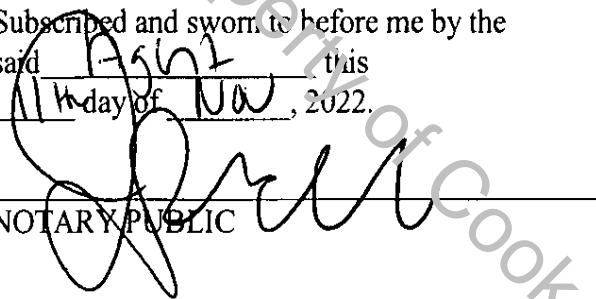
## STATEMENT BY GRANTOR AND GRANTEE

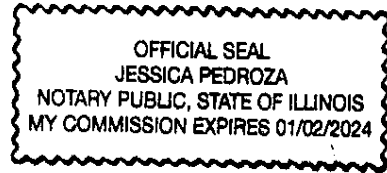
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Nov 11, 2022

Signature:   
Grantor or Agent

Subscribed and sworn to before me by the said Asht this 11th day of Nov, 2022.

  
NOTARY PUBLIC

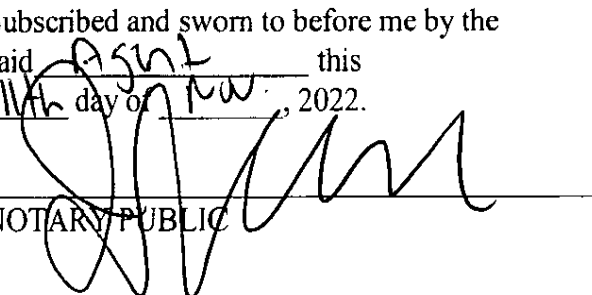


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated Nov. 11, 2022

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said Asht this 11th day of Nov, 2022.

  
NOTARY PUBLIC

