

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

20-32-202-008-0000

COMMONLY REFERRED TO ADDRESS:

7923 S. ABERDEEN ST.  
CHICAGO, ILLINOIS 60620  
LAKE TOWNSHIP



Doc# 2316322010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/12/2023 11:37 AM PG: 1 OF 4

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT

NOW COME THE GRANTOR (OWNING A 20% INTEREST BASED ON DOC #2120857027):

**GRANTOR 20%: ALECIA B. TUCKER** (AN UNMARRIED WOMAN)

of 7923 S. ABERDEEN ST., IN CHICAGO, ILLINOIS 60620, COOK COUNTY, in LAKE TWP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DOES NOW CONVEY AND WARRANT on this 6TH DAY OF JUNE IN THE YEAR 2023 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

**GRANTEE 40%: BARBARA A. WHITE** (AN UNMARRIED WOMAN)

of 7923 S. ABERDEEN ST., IN CHICAGO, ILLINOIS 60620, COOK COUNTY, in LAKE TWP

THE GRANTEE, BARBARA A. WHITE DOES NOW OWN A FORTY PERCENT (40%) INTEREST ON ACCOUNT OF RECEIVING ALECIA B. TUCKER'S TWENTY PERCENT (20%) INTEREST TODAY WHICH IS NOW COMBINED WITH HER PREVIOUS TWENTY PERCENT (20%) INTEREST OBTAINED ON JULY 27TH, 2021 AS A RESULT OF DOCUMENT NUMBER: 2120857027

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 7923 S. ABERDEEN ST., CHICAGO, ILLINOIS 60620

PROPERTY INDEX NUMBER: 20-32-202-008-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473

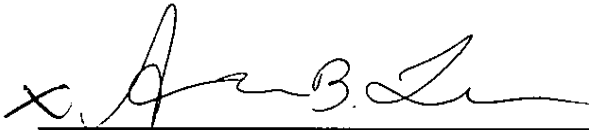


THE LAW OFFICES OF  
MARIO A. REED  
*The Education Esquire*

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 2  
FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 20% OWNERSHIP STAKE OWNED BY ALECIA B. TUCKER, WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON JUNE 29TH, 2021 AND RECORDED ON JULY 27TH, 2021 with the COOK COUNTY CLERK'S OFFICE AS DOCUMENT NUMBER: 2120857027.

Finally, the **GRANTOR: ALECIA B. TUCKER (AN UNMARRIED WOMAN)**, does now hereby **WAIVE & RELEASE ALL RIGHTS** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, BARBARA A. WHITE, LOCATED AT 7923 S. ABERDEEN ST., IN CHICAGO, ILLINOIS 60620 in FEE SIMPLE. Also, this WARRANTY DEED PURSUANT TO §765 ILCS 5/9 and is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.



X 6/6/23

GRANTOR: MS. ALECIA B. TUCKER - 20% OWNER OF RECORD

DATE SIGNED ABOVE:

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )



THE LAW OFFICES OF  
**MARIO A. REED**  
*The Education Esquire*

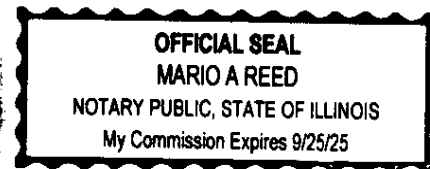
[www.lawofficesofmarioareed.com](http://www.lawofficesofmarioareed.com)

I, THE BELOW-SIGNED, A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that **AND ALECIA B. TUCKER** appeared before me on **THE ABOVE-LISTED DATE** and affixed their respective signatures to the foregoing **WARRANTY DEED** under their own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP OR SEAL BELOW:**



**SIGNATURE OF NOTARY PUBLIC ABOVE:**





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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3

**ATTACHED CERTIFIED LEGAL DESCRIPTION**

LOT FOURTEEN (14) AND THE NORTH SEVEN AND A HALF (7 1/2) FEET OF LOT FIFTEEN (15) IN BLOCK TWO (2) IN HIGH RIDGE ADDITION TO AUBURN, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-TWO (32) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS**

REAL ESTATE TRANSFER TAX	12-Jun-2023
 	COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00
20-32-202-008-0000   20230601640661   0-233-014-992	

REAL ESTATE TRANSFER TAX	12-Jun-2023
	CHICAGO: 0.00 CTA: 0.00 TOTAL: 0.00 *
20-32-202-008-0000   20230601640661   0-433-882-832	

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

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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: MS. ALECIA B. TUCKER**

The GRANTOR, ALECIA B. TUCKER, do now affirm that to the best of their knowledge, the GRANTEE, BARBARA A. WHITE shown on the foregoing WARRANTY DEED is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

*Alecia B. Tucker*

X *6/6/23*

GRANTOR SIGNATURE ABOVE: ALECIA B. TUCKER

DATE SIGNED ABOVE:

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

I, THE BELOW-SIGNING NOTARY PUBLIC while in the STATE OF ILLINOIS, do hereby now swear and affirm that ALECIA TUCKER did appear before me on the ABOVE-REFERENCED DATE, and affixed their respective signatures to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



NOTARY PUBLIC SIGNATURE ABOVE:

**GRANTEE SECTION: BARBARA A. WHITE**

The AUTHORIZED AGENT FOR THE GRANTEE, BARBARA A. WHITE does now hereby swear that to the best of her/his knowledge the GRANTEES, BARBARA A. WHITE shown on the foregoing WARRANTY DEED is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

*Barbara A. White*

X *6/6/23*

GRANTEE SIGNATURE ABOVE: BARBARA A. WHITE

DATE SIGNED ABOVE:

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

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT FOR BARBARA A. WHITE did appear before me on the ABOVE-REFERENCED DATE, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



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.