

UNOFFICIAL COPY

Doc#. 2318833178 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 11:03 AM Pg: 1 of 3
Dec ID 20230701664181

INSTRUMENT PREPARED BY:
JOHN KURANTY, ESQ.
50 S. MAIN ST., STE 200
NAPERVILLE, ILLINOIS 60540
TELEPHONE (866) 931-1254

WARRANTY DEED

This Warranty Deed is made effective this June 17, 2022, between AL-KRAEEMA JONES, AS TRUSTEE AND SUCCESSOR TRUSTEE IN INTEREST, OF THE A. JONES REVOCABLE TRUST, DATED SEPTEMBER 9, 2010, Grantor(s), whose mailing address is 19408 Lake Shore Drive, Unit 4, Lynwood, Illinois 60411, and ELIJAH GOODWIN, Grantee(s), whose mailing address is 19408 Lake Shore Drive, Unit 4, Lynwood, Illinois 60411.

WITNESSETH: that Grantor(s), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Grantee(s), all interest in the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

Legal Description:

UNIT 4 IN 19408 LAKESHORE DRIVE CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON MAY 21, 1987 AS DOCUMENT NUMBER 2618963 TOGETHER WITH AND UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMESIS:

LOT 1 (EXCEPT THE SOUTH 62.0 FEET THEREOF; AND EXCEPT THE NORTH 136 FEET THEREOF) IN LAKE LYNWOOD UNIT 1, IN THE NORTH 180 FEET OF THE WEST 180 FEET AND THE NORTH 350 FEET OF THE EAST 355 FEET OF THE WEST 535 FEET, ALL OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 25, 1972, AS DOCUMENT NUMBER 2650151, IN COOK COUNTY, ILLINOIS.

Common Address:

19408 Lake Shore Drive, Unit 4, Lynwood, Illinois 60411

Real Estate PIN:

33-07-102-025-1004

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (1) General real estate taxes for 2020 and subsequent years; and (2) Covenants, conditions, and restrictions of record.

Dated this June 17, 2022

Al-Kraeema Jones
AL-KRAEEMA JONES, AS TRUSTEE, AND
SUCCESSOR TRUSTEE IN INTEREST
OF THE A. JONES REVOCABLE TRUST,
DATED SEPTEMBER 9, 2010

STATE OF Illinois)
COUNTY OF Cook)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Al-Kraeema Jones 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 acknowledge that he / she / they signed, sealed and delivered the said instrument as a 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.

Dated this June 17, 2022

(Impress Seal Here)



Karen A. Butler
Notary Public

My commission expires Dec 9, 2023

"Exempt under provisions of Paragraph e, Section 4. Real Estate Transfer Act."

Witness Al-Kraeema Jones
Date Buyer, Seller or Rep.

Please send subsequent tax bills to: ELIJAH GOODWIN 19408 Lake Shore Drive, Unit 4, Lynwood, Illinois 60411.

After recording, return to: ELIJAH GOODWIN 19408 Lake Shore Drive, Unit 4, Lynwood, Illinois 60411.

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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

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 17 | 2022

SIGNATURE: Al-Kraeema Jones
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

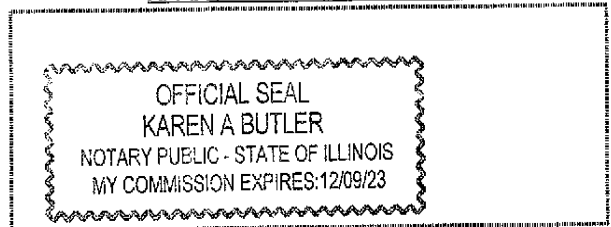
Karen A. Butler

By the said (Name of Grantor): Al-Kraeema Jones

On this date of: 6 | 17 | 2022

NOTARY SIGNATURE: Karen A. Butler

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 17 | 2022

SIGNATURE: Elijah Wood
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Karen A. Butler

By the said (Name of Grantee): Elijah Wood

On this date of: 6 | 17 | 2022

NOTARY SIGNATURE: Karen A. Butler

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**