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Doc# 2329234039 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/19/2023 02:12 PM PG: 1 OF 5

Prepared by

WHEN RECORDED RETURN TO:
RONALD TURNER
3444 W 12th Pl
Chicago, Illinois, 60623

WARRANTY DEED

THE GRANTOR(S),

- CAROLYN FINKLEY- TURNER, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- RONALD TURNER, 3444 W 12th Pl, Chicago, COOK County, Illinois, 60623,
the following described real estate, situated at 3444 W 12th Pl, Chicago, in the County of IL,
State of Illinois:

Legal Description:

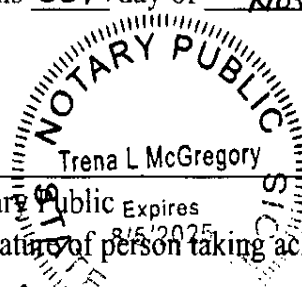
LOT 18 IN POLAKOW'S RESUBDIVISION OF LOTS 25 TO 48 INCLUSIVE IN BLOCK 1 IN D.S. GOODWIN'S SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND COMMONLY KNOWN AS 3444 WEST 12TH PLACE.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,

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STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 30th day of November, 2022 by CAROLYN FINKLEY- TURNER.



Trena L McGregory

Notary Public Expires 8/5/2025

Signature of person taking acknowledgment

Trena L. McGregory

Title (and Rank)

My commission expires 8/5/2025

Property of Cook County Clerk's Office

Property Address
3444 West 12th Place
Chicago Ill. 60623

REAL ESTATE TRANSFER TAX

18-Oct-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-23-201-020-0000 | 20231001651435 | 0-800-398-288

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

REAL ESTATE TRANSFER TAX

19-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-23-201-020-0000 | 20231001651435 | 1-289-280-464

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rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 16-23-201-020-0000

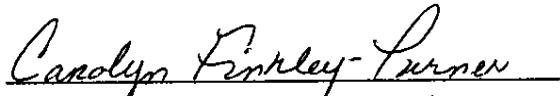
Mail Tax Statements To:

RONALD TURNER
3444 W 12th Pl
Chicago, Illinois 60623

Deed Drafted By: RONALD TURNER
3444 W 12th Pl
Chicago, Illinois, 60623

Grantor Signatures:

DATED: 11.30.2022



CAROLYN FINKLEY- TURNER
3444 W 12th Pl
Chicago, Illinois, 60623

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Exempt under Real Estate Transfer Tax Act, 95 ILCS 200/31-45
 sub par. 4 and Cook County Ord. 93-0-37 par. E

Date 10-19-2023 Sign. Ronald Turner

Property of Cook County Clerk's Office

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

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COOK COUNTY CLERK'S Office

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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: 11 | 30 | 20 22

SIGNATURE: Carolyn Turner
GRANTOR or AGENT

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

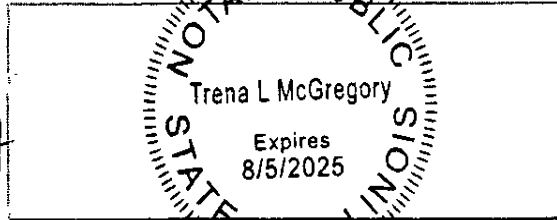
Subscribed and sworn to before me, Name of Notary Public:

TRENA L. MCGREGORY

By the said (Name of Grantor): Carolyn Turner

On this date of: 11 | 30 | 20 22

NOTARY SIGNATURE: Trena L. McGregory



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: 11 | 30 | 20 22

SIGNATURE: Ronald Turner
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:

TRENA L. MCGREGORY

By the said (Name of Grantee): Ronald Turner

On this date of: 11 | 30 | 20 22

NOTARY SIGNATURE: Trena L. McGregory



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)**