

UNOFFICIAL COPY

Warranty Deed

THIS INDENTURE WITNESSETH, that the Grantor, ARCHIE THOMAS, ALSO KNOWN AS ARTHUR THOMAS, a married man, and not in a civil union, of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto THERESA PHILLIPS, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION INCORPORATED SPECIFICALLY HEREIN BY REFERENCE AND MADE A PART HEREOF

GRANTEE'S ADDRESS: 344 157<sup>TH</sup> STREET, CALUMET CITY, ILLINOIS 60409

NOTE: THIS IS NOT HOMESTEAD PROPERTY AS TO SPOUSE OF GRANTOR, IF ANY

Property Address: 7515-45 S. LUELLA, CHICAGO, ILLINOIS 60649  
P.I.N.: 20-25-405-042-0000 AND 20-25-405-011-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, and for the uses and purposes herein and set forth, forever.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 13th day of September, 2019.

  
\_\_\_\_\_  
Archie Thomas (SEAL)

  
\_\_\_\_\_  
Arthur Thomas (SEAL)

STATE OF ILLINOIS

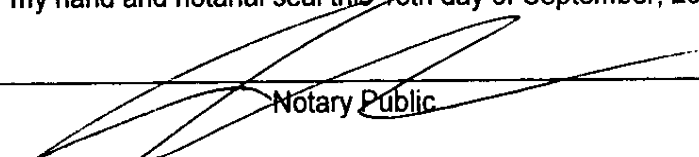
SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that Archie Thomas also known as Arthur Thomas, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and notarial seal this 13th day of September, 2019.

JOHN A KANTOR  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 21, 2019

  
\_\_\_\_\_  
Notary Public

See R

**UNOFFICIAL COPY**

EXEMPT under provisions of paragraph e sec. 31-45, Property Tax code.

Date: 9/13/19 X [Signature]

Buyer, Seller or Representative

## LEGAL DESCRIPTION

LOTS 30 ~~AND 31~~ IN BLOCK 2 IN BOYD AND HALL'S SUBDIVISION OF THE NORTH ½ OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Trans Tax law 35/16CS  
 sub for I cert Cook County ord. 93-0-27 par e. 200/31-95  
 Date 12/19/19 [Signature]

## REAL ESTATE TRANSFER TAX

19-Dec-2023



|          |        |
|----------|--------|
| CHICAGO: | 0.00   |
| CTA:     | 0.00   |
| TOTAL:   | 0.00 * |

20-25-405-011-0000 | 20231201697940 | 0-895-045-680

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

## REAL ESTATE TRANSFER TAX

19-Dec-2023



|           |      |
|-----------|------|
| COUNTY:   | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL:    | 0.00 |

20-25-405-011-0000

20231201697940 | 1-032-966-192

Mail To and send subsequent taxes to:

THERESA PHILLIPS  
 344 157<sup>TH</sup> STREET, CALUMET CITY, ILLINOIS 60409

Address of Property:

7515-~~15~~S. LUELLA, CHICAGO, ILLINOIS 60649

This instrument was prepared by:

John A. Kantor, Esq.2825 N. Arlington Heights RoadArlington Hts IL 60004

# UNOFFICIAL COPY

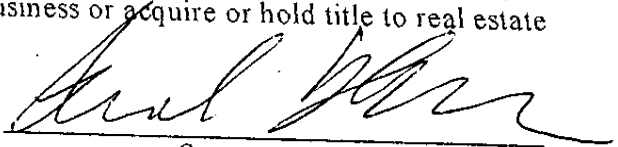
STATEMENT BY GRANITOR AND GRANTEE

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated

9/13/19

Signature:



Grantor or Agent

Subscribed and sworn to before me by the

said

grantee

this

13

day of

Sept

2019

Notary Public

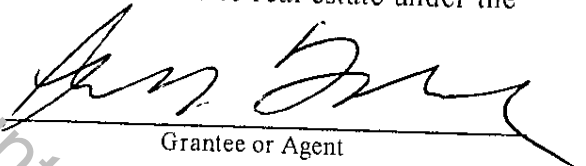
JOHN A KANTOR  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 21, 2019

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated

9/13/19

Signature:



Grantee or Agent

Subscribed and sworn to before me by the

said

grantee

this

13

day of

Sept

2019

Notary Public

JOHN A KANTOR  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 21, 2019

NOTE:

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 Section 4 of the Illinois Real Estate Transfer Tax Act.]