

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc# 2404434024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/13/2024 11:39 AM PG: 1 OF 2

THE GRANTOR(S) Ezell Roe Jr. a married man and Rosita Roe, a single woman and Sharon M. Gennings, a single woman; the only children and the only heirs of Ezell Roe Sr and Eunice Roe (his wife) for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid CONVEY(S) and WARRANT(S) to

Ezell Roe Jr and Rosita Roe and Sharon M. Gennings

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 33 and Lot 34 (except the North 18 feet thereof) in Block 3 in Hulbert's addition to South Englewood, in the North ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General taxes for 2023 and subsequent years; and covenants, conditions and restrictions of record, if any; and private, public and utility easements, roads and highways.

Permanent Index Number (PIN20-³²~~12~~-320-030-0000)
Address: 8536 S. Throop, Chicago, IL. 60620

Dated this 15 day of December, 2023.

Ezell Roe Jr.

Rosita Roe

Sharon M. Gennings

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 *Ezell Roe Jr., a married man, and Rosita Roe, a single woman, and Sharon M. Gennings, a single woman,* all appeared before me this day in person, and acknowledged that they

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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

1/3/24

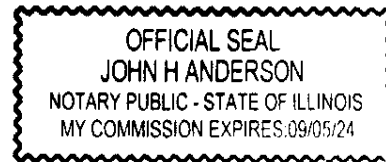
Signature:

[Signature]
Grantor

Subscribed and sworn to before me by the
said Grantor/agent this 3
day of JANUARY, 2024

Notary Public

[Signature]



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

1/3 2024

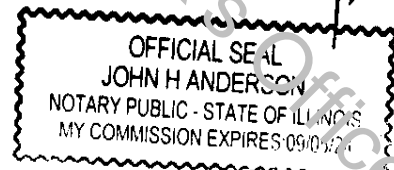
Signature:

[Signature]
Grantee

Subscribed and sworn to before me by the
said Grantee/agent this 3rd
day of JANUARY, 2024

Notary Public

[Signature]



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 of ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)