



2410710011

Doc# 2410710011 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/16/2024 12:08 PM
PAGE: 1 OF 6

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Illinois Bar ID: 6280331

Mail Tax Statements To:

Willie Dixon
2310 West 80th Place
Chicago, IL 60620

Tax Parcel ID Number:

20-31-108-039-0000

Order Number:

73675742

Rec. 1st

WARRANTY DEED

82449634

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Latanya Robertson, date 2/8/24
LATANYA ROBERTSON

This WARRANTY DEED executed this 9 day of February, 2024.
WITNESSETH that LATANYA ROBERTSON and STANLEY G. ROBERTSON, married to each other, whose address is 10235 S. Leavitt St, Chicago, IL 60643, hereinafter referred to as "GRANTOR," whether one or more, does hereby grant unto WILLIE DIXON, an unmarried man, whose address is 2310 West 80th Place, Chicago, IL 60620, hereinafter referred to as "GRANTEE," whether one or more.

GRANTOR, for and in consideration of the sum of Ten Dollars and Zero Cents (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remise, release, convey and confirm unto the GRANTEE, the following described real estate, being situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.



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AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Subject to covenants, conditions and restrictions of record; and taxes from the current and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.


IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

GRANTOR (1 of 2):

Latanya Robertson
LATANYA ROBERTSON

REAL ESTATE TRANSFER TAX		16-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-31-108-039-0000 20240201628250 0-573-587-760		
* Total does not include any applicable penalty or interest due.		

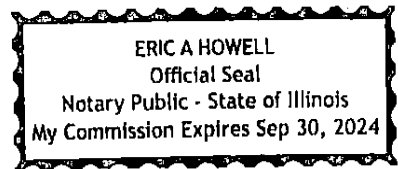
STATE OF Cook, Illinois)
)
COUNTY OF Cook)

REAL ESTATE TRANSFER TAX		16-Apr-2024
ss. 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-31-108-039-0000 20240201628250 0-475-955-504		

I, Eric A. Howell, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LATANYA ROBERTSON personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 9 day of February 2024.

Eric A. Howell
Notary Public
My Commission Expires: 9/30/2024



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IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

GRANTOR (2 of 2):

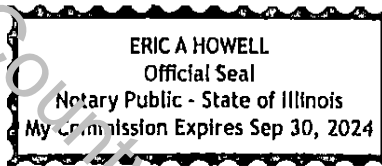
Stanley Robertson
STANLEY G. ROBERTSON

STATE OF Illinois)
)
COUNTY OF COOK) ss.

I, Eric A. Howell, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **STANLEY G. ROBERTSON**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 9 day of February 2024.

Eric A. Howell
Notary Public
My Commission Expires: 9/30/2024



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EXHIBIT A LEGAL DESCRIPTION

The following described property situated in the County of Cook, State of Illinois, to wit:

THE WEST 7 FEET OF LOT 42 AND LOT 41 (EXCEPT THE WEST 2 FEET THEREOF) IN BLOCK 3 IN C.H. BECKWITH'S SUBDIVISION OF BLOCKS 14 AND 15 IN HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being that same land conveyed by Warranty Deed from STANLEY G. ROBERTSON and LATANYA ROBERTSON to WILLIE DIXON, a single man dated September 19, 2001 and recorded October 24, 2001 in Book 8528, Page 126, Instrument No. 0010993632.

Whereas said Warranty Deed dated September 19, 2001 and recorded October 24, 2001 in Book 8528, Page 126, Instrument No. 0010993632, erroneously omitted the Legal Description, this deed is given to correct and confirm said deed by including the Legal Description herein.

Property Address: 2310 West 80th Place, Chicago, IL 60620

Assessor's Parcel No.: 20-31-108-039-0000



+U08343500+

1632 2/23/2024 52449634/1



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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: 3 | 15 | 2024

SIGNATURE: Kelli Yurko
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:

Phyllis Edwards

By the said (Name of Grantor): Stanley G. Robertson

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 15 | 2024

NOTARY SIGNATURE: Phyllis Edwards

Phyllis Edwards
Notary Public - State of Michigan
County of Oakland
My Commission Expires December 28, 2027
Acting in the County of Wayne

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: 3 | 15 | 2024

SIGNATURE: Kelli Yurko
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:

Phyllis Edwards

By the said (Name of Grantee): Willie Dixon

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 15 | 2024

NOTARY SIGNATURE: Phyllis Edwards

Phyllis Edwards
Notary Public - State of Michigan
County of Oakland
My Commission Expires December 28, 2027
Acting in the County of Wayne

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)**)

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AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)
)ss
COUNTY OF _____)

Affiant, Stanley G. Robertson, being duly sworn on oath, states that he resides at 10235 S. Leavitt St, Chicago, IL 60643. That the attached deed is not in violation of

765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Stanley G. Robertson
By: Stanley G. Robertson

SUBSCRIBED AND SWORN to before me this 12TH day of MARCH, 2024,

Tiwanne P Connolly
Notary Public

My commission expires: 10/13/2024

