

# UNOFFICIAL COPY

## WARRANTY DEED

This document was prepared by  
and after recording return to:  
Jeffrey M. Galkin, Esq.  
Levin Ginsburg  
180 N. LaSalle Street, Suite 3200  
Chicago, Illinois 60601



Doc#: 1518334097 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/02/2015 01:43 PM Pg: 1 of 4

Send Subsequent Tax Bills to:  
Robert Bernstein  
Jeanette Ramirez-Bernstein  
2432 W. Dakin Street  
Chicago, IL 60618

(The Above Space for Recorders Use Only)

THE GRANTOR, ROBERT G. BERNSTEIN, a married person, of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS one-half of the total undivided interest in the subject property unto Robert Bernstein, of 2432 W. Dakin Street, Chicago, Illinois 60618, as Trustee of The Robert Bernstein Family Trust dated the 28<sup>th</sup> day of October, 2002, of which he is the sole trustee and beneficiary, and unto each and every successor or successors in the trust under said trust agreement and one-half of the total undivided interest in the subject property unto Jeanette Ramirez-Bernstein, of 2432 W. Dakin Street, Chicago, Illinois 60618, as Trustee of The Jeanette Ramirez-Bernstein Trust dated the 28<sup>th</sup> day of October, 2002, of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, said beneficial interests of said husband and wife to the homestead property to be held not as tenants in common and not as joint tenants but as tenants by the entirety, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Tax Parcel Identification Number: 13-24-202-024-0000  
Commonly Known As: 2432 W. Dakin, Chicago, Illinois 60618

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

### REAL ESTATE TRANSFER TAX

02-Jul-2015



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-24-202-024-0000 | 20150701603417 | 1-520-931-712

### REAL ESTATE TRANSFER TAX

02-Jul-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

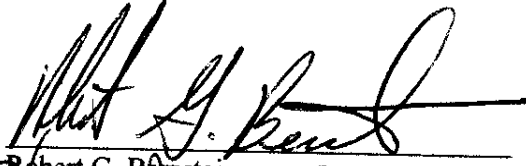
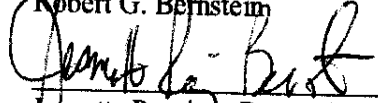
13-24-202-024-0000 | 20150701603417 | 1-250-308-992

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TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject to real estate taxes and installments of special assessments not yet due and payable; covenants, conditions, and restrictions and building lines of record.

Dated this 9 day of June, 2015.

  
 \_\_\_\_\_  
 Robert G. Bernstein  
  
 \_\_\_\_\_  
 Jeanette Ramirez-Bernstein, for purposes of  
 waiving homestead rights

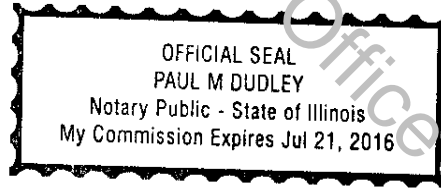
.....  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT G. BERNSTEIN and JEANETTE RAMIREZ-BERNSTEIN, personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

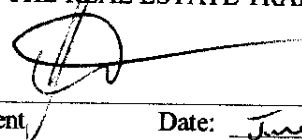
Given under my hand and Notarial Seal this 9 day of June, 2015.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires: 7-21-16



THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

  
 \_\_\_\_\_  
 Agent Date: June 9, 2015

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## LEGAL DESCRIPTION

LOT 39 AND THE EAST ½ OF LOT 38 IN HAYNES AND WEHRHEIM'S SUBDIVISION OF BLOCK 1 OF KINZIE'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Identification Number: 13-24-202-024-0000

Commonly Known As: 2432 W. Dakin, Chicago, Illinois 60618

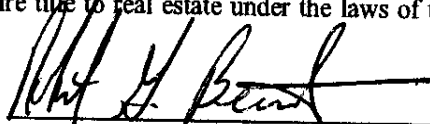
Property of Cook County Clerk's Office

# UNOFFICIAL COPY


## STATEMENT BY GRANTOR AND GRANTEE

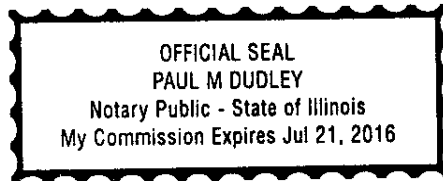
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: June 9, 2015.

Signature:   
Robert G. Bernstein

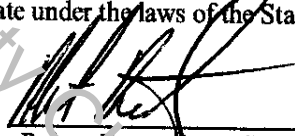
SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 9 DAY OF JUNE, 2015.

  
NOTARY PUBLIC

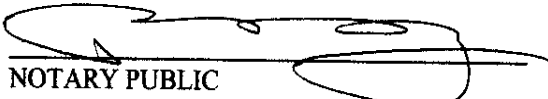


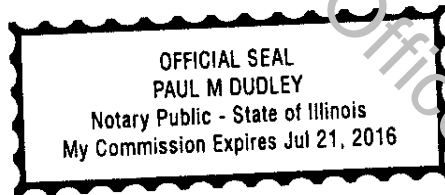
The grantee or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: June 9, 2015.

Signature:   
Robert Bernstein, as Trustee of The  
Robert Bernstein Family Trust dated the  
28<sup>th</sup> day of October, 2002, a Grantee

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 9 DAY OF JUNE, 2015.

  
NOTARY PUBLIC



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]