

UNOFFICIAL COPY

WARRANTY DEED

Prepared by/return to:
Scott Bieber
Thompson Coburn LLP
55 E. Monroe St., 37th Fl.
Chicago, IL 60603

Send future tax bills to:
Thomas E. O'Brien
6645 N. Keota Ave.
Chicago, IL 60646



Doc#: 1522629072 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2015 12:44 PM Pg: 1 of 3

THE GRANTOR, THOMAS E. O'BRIEN, a never married man, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS unto: **THOMAS E. O'BRIEN, as trustee of the THOMAS E. O'BRIEN REVOCABLE TRUST**, 6645 North Keota Avenue, Chicago, Illinois 60646, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2, IN BLOCK 4 IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOT 27, 32, 33, 34 AND 35; THAT PART OF THE SOUTHWEST HALF OF LOT 38 AND ALL OF LOT 39 WEST OF ROAD, ALL OF LOTS 40, 41, 42, 43 AND 44, THE SOUTHWEST HALF OF LOT 45, ALL OF LOTS 47 TO 52 BOTH INCLUSIVE IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING CERTAIN PARTS) ACCORDING TO PLAT THEREOF REGISTERED ON MARCH 1, 1992 AS DOCUMENT 148536

Permanent Real Estate Tax Number: 10-32-415-003-0000

Address of Real Estate: 6645 North Keota Avenue, Chicago, Illinois 60646

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

Hereby waiving all rights, TO HAVE AND TO HOLD said premises forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE.]

City of Chicago
Dept. of Finance
692980



Real Estate
Transfer
Stamp

\$0.00

8/14/2015 12:06

dr00764

Batch 10,362,500

CCRD REVIEWER

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Dated as of this 7 day of August, 2015.

Thomas E. O'Brien
THOMAS E. O'BRIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the District of Columbia, DO HEREBY CERTIFY that **THOMAS E. O'BRIEN**, 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 she signed, sealed and delivered the said instrument as her 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 official seal, this 7th day of August, 2015.

Commission expires _____



Scott Bieber
NOTARY PUBLIC

**EXEMPT PURSUANT TO
35 ILCS 200/31-45 PARAGRAPH (e)**

Dated: August 7, 2015

Signed: Thomas E. O'Brien

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or 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 this 2 day of August, 2015.

[Signature]
Grantor or Agent



Subscribed and sworn to before me as of this 7th day of August, 2015.

[Signature]
Notary Public

The grantee or 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 and hold title to real estate under the laws of the State of Illinois.

Dated this 11 day of August, 2015.

[Signature]
Grantee or Agent



Subscribed and sworn to before me as of this 7th day of August, 2015.

[Signature]
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 of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]