

UNOFFICIAL COPY

Prepared by and when
recorded return to:
Lauren J. Wolven
Levenfeld Pearlstein, LLC
2 N. LaSalle St., Ste. 1300
Chicago, Illinois 60602

Mail tax bill to:
Michal S. Lerner
1325 W. Waveland Avenue
Chicago, Illinois 60613



Doc#: 1604739059 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/16/2016 11:14 AM Pg: 1 of 4

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR, Michal S. Lerner, a widow and not since remarried, of 1325 W. Waveland Avenue, Chicago, Illinois 60613, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Michal S. Lerner, not individually but as Trustee of the Michal S. Lerner Living Trust dated April 11, 2005, as restated, of 1325 W. Waveland Avenue, Chicago, Illinois 60613, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


SEE EXHIBIT "A"

Permanent Real Estate Index Number(s): 14-20-124-001-0000; 14-20-124-005-0000
Address of Real Estate: 1325 W. Waveland Avenue, Chicago, Illinois 60613

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.



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

[Signatures to follow on next page]

REAL ESTATE TRANSFER TAX		08-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-124-001-0000 | 20160201666542 | 0-765-620-800

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

REAL ESTATE TRANSFER TAX		16-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-20-124-001-0000 | 20160201666542 | 1-328-523-840

Rv

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Dated this 8th day of January, 2016

Michal S. Lerner

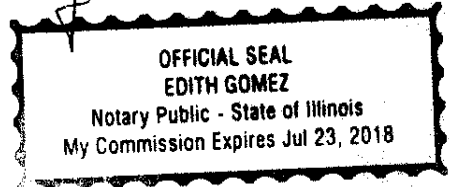
Michal S. Lerner, Grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michal S. Lerner is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed 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 8th day of January, 2016.

Edith Gomez, Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

Michal S. Lerner
Buyer, Seller or Agent

Dated this 8th day of January, 2015

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EXHIBIT "A"

PARCEL 1:

LOT 1 IN BOSTROM'S SUBDIVISION OF LOTS 1 AND 2 OF BLOCKS 11 AND 12 OF EDSON'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 30 FEET OF LOT 3 IN BLOCK 11 IN SUBDIVISION OF BLOCKS 11 AND 12 OF EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF) TOGETHER WITH PART OF LOT 12 IN LAFLIN SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-20-124-001-0000; 14-20-124-005-0000
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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 FEB. 11, 2016

Signature: 
Grantor or Agent

Subscribed and sworn to before me this 11th day of Feb., 2016.

Notary Public 

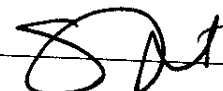


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 FEB. 11, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 11th day of Feb, 2016.

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

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