

# UNOFFICIAL COPY

## WARRANTY DEED

Ramsey B. Donnell  
Sarah J. Donnell  
3924 N. Marshfield Ave.  
Chicago, Illinois 60613



Doc#: 1624619154 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/02/2016 03:26 PM Pg: 1 of 3

The Grantors, Ramsey B. Donnell and Sarah J. Donnell, married to each other, of 3924 N. Marshfield Avenue, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

**Ramsey Donnell and Sarah Donnell, Trustees of the Ramsey B. Donnell Trust dated August 30, 2016, and  
Sarah Donnell and Ramsey Donnell, Trustees of the Sarah J. Donnell Trust dated August 30, 2016**

to hold **as tenants by the entirety** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**THE NORTH 24.50 FEET OF LOT THIRTY-FIVE (35) IN SUB BLOCK TWO (2) IN H.C. BUECHNER'S SUBDIVISION OF BLOCK ONE (1) IN THE SUBDIVISION OF SECTION NINETEEN (19), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF); TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED IN THE CITY OF CHICAGO, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.**

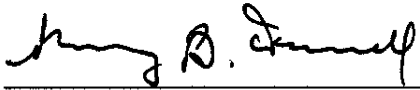
subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.


The Grantor hereby covenants with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to convey the same, and that Grantor, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 14-19-207-025-0000  
Address of property: 3924 N. Marshfield Avenue, Chicago, Illinois 60613  
Grantee's Address: 3924 N. Marshfield Avenue, Chicago, Illinois 60613.

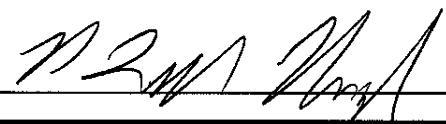
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Dated this 30<sup>th</sup> day of August, 2016.

  
 \_\_\_\_\_  
 Ramsey B. Donnell

  
 \_\_\_\_\_  
 Sarah J. Donnell

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4

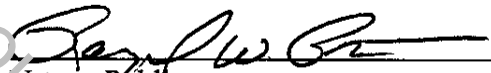
Date: August 30, 2016                      Signed: 

STATE OF ILLINOIS    )  
                                   ) SS:  
 COUNTY OF COOK     )

I, the undersigned, hereby certify, that Ramsey B. Donnell and Sarah J. Donnell personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.


Dated: August 30, 2016





  
 \_\_\_\_\_  
 Notary Public

**THIS INSTRUMENT PREPARED BY:**  
 P. Landon Perkinson  
 Prather Ebner LLP  
 53 W. Jackson Boulevard, Suite 1025  
 Chicago, IL 60604

**SEND SUBSEQUENT TAX BILLS TO:**  
 Ramsey and Sarah Donnell  
 3924 N. Marshfield Avenue  
 Chicago, Illinois 60613

<b>REAL ESTATE TRANSFER TAX</b>	05-Sep-2016
 <b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

<b>REAL ESTATE TRANSFER TAX</b>	05-Sep-2016
 	<b>COUNTY OF COOK:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00
14-19-207-025-0000   20160801652998   0-783-280-960	

14-19-207-025-0000 | 20160801652998 | 1-487-399-744

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

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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 August 31, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said P. Landon Perkinson  
This 31<sup>st</sup> day of August, 2016  
Notary Public [Handwritten 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 title to real estate under the laws of the State of Illinois.

Date August 31, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said P. Landon Perkinson  
This 31<sup>st</sup> day of August, 2016  
Notary Public [Handwritten 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 or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)