

303

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Doc# 1815513043 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2018 12:25 PM PG: 1 OF 6

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Timothy J. O'Brien, 3828 North Janssen Avenue, Chicago, IL 60613

Return to: EnTitle Insurance Company, 4160 Temescal Canyon Road, #211 Corona, CA 92883

Permanent Real Estate Index Number: 14-20-106-029-0000

18-1020580-MW

WARRANTY DEED

TIMOTHY J. O'BRIEN, a single man, whose mailing address is 3828 North Janssen Avenue, Chicago, IL 60613 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby convey and warrant unto TIMOTHY J. O'BRIEN, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 3rd day of July, 2014, and designated as the TIMOTHY J. O'BRIEN TRUST, in fee simple, whose address is 3828 North Janssen Avenue, Chicago, IL 60613, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The South 1/2 of Lot 11 and the North 10 feet of Lot 12 in Block 5 in Lakview High School Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 20 Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to the Grantor herein by Deed recorded in _____, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 3828 North Janssen Avenue, Chicago, IL 60613

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

COOK COUNTY CLERK'S OFFICE
[Signature]

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

REAL ESTATE TRANSFER TAX 04-Jun-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-20-106-029-0000 | 20180501684069 | 0-860-241-184

REAL ESTATE TRANSFER TAX

04-Jun-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

14-20-106-029-0000 | 20180501684069 | 1-041-777-440

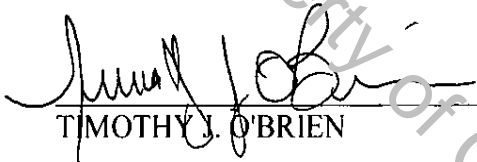
* Total does not include any applicable penalty or interest due.

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THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

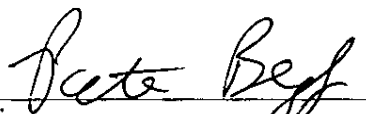
IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 25 day May, 2018.

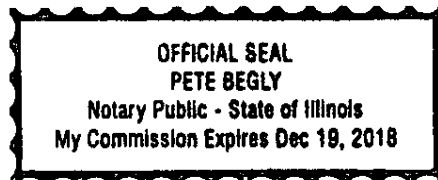
 (Seal)
TIMOTHY J. O'BRIEN

STATE OF ILLINOIS }
COUNTY OF } ss.

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, TIMOTHY J. O'BRIEN is 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 he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of May, 25, 2018.


Notary Public
My Commission expires: 12-19-18



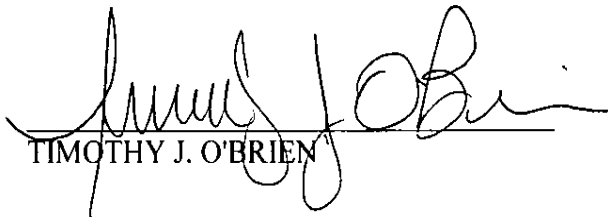
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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date:

Signature of Grantor:


TIMOTHY J. O'BRIEN

Property of Cook County Clerk's Office

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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: 05 | 30 | 2018

SIGNATURE: M. Waddell
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:

By the said (Name of Grantor): Melody Waddell

On this date of: 05 | 30 | 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

see the attached

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: 05 | 30 | 2018

SIGNATURE: M. Waddell
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:

By the said (Name of Grantee): Melody Waddell

On this date of: 05 | 30 | 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

see the attached

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)**)

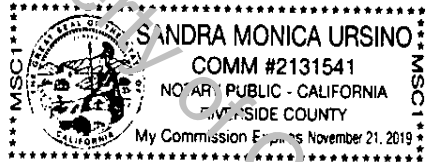
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 30th
day of May, 2018, by Melody Waddell

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'S Ursino', written over a horizontal line.

Cook County Clerk's Office

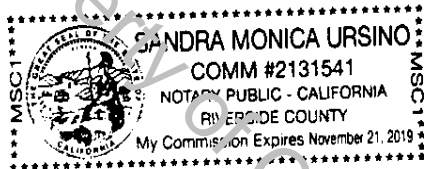
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Cook County Clerk's Office