

UNOFFICIAL COPY



\*1826119440D\*

**WARRANTY DEED**

Nicholas P. Drury  
Nicole S. Drury  
4149 N. Kenmore, Unit 4-S  
Chicago, Illinois 60613

Doc# 1826119440 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2018 03:32 PM PG: 1 OF 4

The Grantors, **Nicholas P. Drury** and **Nicole S. Drury**, a married couple, of 4149 N. Kenmore, Unit 4-S, 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:

**Nicholas Drury and Nicole Drury, Trustees under the Nicholas P. Drury Trust, u/t/a dated August 23, 2018, and**

**Nicole Drury and Nicholas Drury, Trustees under the Nicole S. Drury Trust, u/t/a dated August 23, 2018**

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:

**UNIT 4149-4S AND G-4 AND P-29 IN THE BUENA PARK CONDOMINIUMS AS DELINEATED ON THE SURVYE OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 30 AND 31 AND THE WEST 10 FEET OF LOT 29 IN BLOCK 7 IN BUENA PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020694662 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

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

The Grantors hereby covenant with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and have good right to convey the same, and that Grantors, 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.

Rv

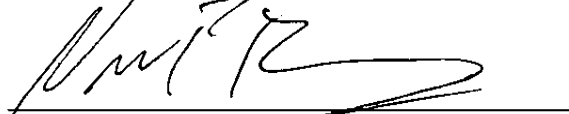



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## Acceptance By Trustees

Under 760 ILCS 5/6.5, we, Nicholas Drury and Nicole Drury, Trustees of the Nicholas P. Drury Trust dated August 23, 2018 hereby accept the real property conveyed above.

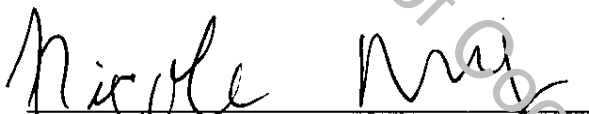
Dated: August 23, 2018


  
\_\_\_\_\_  
Nicholas Drury, Trustee

  
\_\_\_\_\_  
Nicole Drury, Trustee

Under 760 ILCS 5/6.5, we, Nicole Drury and Nicholas Drury, Trustees of the Nicole Drury Trust dated August 23, 2018 hereby accept the real property conveyed above.

Dated: August 23, 2018

  
\_\_\_\_\_  
Nicole Drury, Trustee

  
\_\_\_\_\_  
Nicholas Drury, Trustee

Property of Cook County Clerk's Office

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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 September 18, 2018


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Raymond W. Prather  
This 18<sup>th</sup> day of Sept., 2018  
Notary Public Karen Dachota



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 September 18, 2018

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Raymond W. Prather  
This 18<sup>th</sup> day of Sept., 2018  
Notary Public Karen Dachota



**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.)