

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, CCNVEY 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.



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Permanent Index Number: 14-17-404-063-1021

Address of property: 4149 N. Kenmore, Unit 4-S, Chicago, Illinois 60613 Grantee's Address: 4149 N. Kenmore, Unit 4-S, Chicago, Illinois 60613

Dated this 23rd day of August, 2018.

Nicholas P. Drury

Nicole S. Drury

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. Sec. 74-106, paragraph 5.

Date: August 23, 2012

Signed:

Notary Public

STATE OF ILLINOIS

) SS:

COUNTY OF COOK)

I, the undersigned, hereby certify, that Nicholas P. Drury and Nicole S. Drury 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 there in set forth.

Dated: August 23, 2018

OFFICIAL SEAL LANDON P WILSON IOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/07/21

THIS INSTRUMENT PREPARED BY:

Raymond W. Prather Prather Ebner LLP 53 W. Jackson Boulevard, Suite 1025 Chicago, IL 60604

REAL ESTATE TRANSFER TAX		18-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-17-404-063-1021	20180901685467	1-312-245-920

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

SEND SUBSEQUENT TAX BILLS TO:

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

REAL ESTATE	TRANSFER	TAX	18-Sep-2018
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
14-17-404	I-063-1021	20180901685467	1-053-460-640

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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 H CS 5/6.5, we, Nicole Drury and Nicholas Drury, Trustees of the Nicole Drury Trust dated August 25, 2018 hereby accept the real property conveyed above.

Dated: August 23, 2018

Nicole Drury, Trustee

Nicholas Drury, Frustee

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STATEMENT BY GRANTOR AND GRANTEE

The granter 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	
1000	Signature: Sayal W. Go
	Grantor or Agent
Subscribed and autom to before	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Subscribed and sworn to befor: n.e	OFFICIAL SEAL
By the said <u>Raymond</u> w. Mather	KAREN DACHOTA
This 18th, day of Sept. 2018	NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public That Suche to	MY COMMISSION EXPIRES:11/23/19

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.

Subscribed and sworn to before me

By the said haumon w. frather

This 18th, day of Scot., 2018

Notary Public American Signature: Co. Granes or Agent

OFFICIAL SEAL KAREN DACHOTA

NOTARY PUBLIC - STATE OF ILLINGS

MY COMMISSION EXPIRES:11/23/10

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.)