

# UNOFFICIAL COPY



\*1919745041\*

Doc# 1919745041 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2019 11:05 AM PG: 1 OF 4

## WARRANTY DEED

**THE GRANTOR, ERIC SNYDER**, divorced and not since remarried, of 221 East Cullerton Street, Unit 408, City of Chicago, County of Cook and State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **ERIC G. SNYDER, TRUSTEE OF THE ERIC G. SNYDER TRUST U/A DATED APRIL 19, 2019** of 221 East Cullerton Street, Unit 408, City of Chicago, County of Cook and State of Illinois, the following described real estate, to-wit:

Legal description attached hereto and marked as Exhibit "A", and made a part hereof.

Situated in the County of Cook, in the State of Illinois.

Permanent Index Number: 17-22-314-033-1026 and 17-22-314-033-1210

Prior Deed: Instrument No.: 1729301076

Property Address: 221 East Cullerton Street, Unit 408 and P-120 Chicago, IL 60616

The Grantor hereby declares this transaction is exempt under the provisions of Section 31-45, Paragraph (e) of the Real Estate Transfer Tax Law.

Dated this 19th day of April, 2019.

**ERIC SNYDER**, Grantor

REAL ESTATE TRANSFER TAX		16-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-314-033-1026 | 20190701630824 | 1-615-807-584

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

REAL ESTATE TRANSFER TAX		16-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-314-033-1026 | 20190701630824 | 1-086-800-992

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF MONROE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ERIC G. SNYDER**, personally known to me to be the same person whose names is subscribed to the foregoing 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.

Given under my hand and notarial seal this 19th day of April, A.D., 2019.



Notary Public

**MAIL SUBSEQUENT TAX BILLS TO:**  
Eric G. Snyder, Trustee of the Eric G. Snyder Trust  
221 East Cullerton, Unit 408  
Chicago, Il 60616



**DEED PREPARED BY AND AFTER RECORDING, RETURN TO:**

CROWDER & SCOGGINS, LTD.  
Attorneys at Law  
121 West Legion Avenue  
P.O. Box 167  
Columbia, Illinois 62236-0167  
Telephone: (618) 281-7111

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. Σ and Cook County Ord. 93-0-27 par. Σ  
Date 7/16/2019 Sign. 

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## EXHIBIT "A"

UNIT 408 AND PARKING SPACE 120 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE AVENUE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011008039, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 221 East Cullerton Street, Unit 408, Chicago, IL 60616

Tax Number: 17-22-314-033-1026

Property address: 221 East Cullerton Street, P-120, Chicago, IL 60616

Tax Number: 17-22-314-033-1210

COOK COUNTY  
RECORDER OF DEEDS

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## STATEMENT OF GRANTOR/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 6/26/19 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 26 day of June

2019  
Notary Public [Signature]



The grantee 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 6/26/19 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 26 day of June

2019  
Notary Public [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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.