


UNOFFICIAL COPY

Prepared by and when recorded return to:
Lauren J. Wolven
Levenfeld Pearlstein, LLC
2 N. LaSalle St., Ste. 1300
Chicago, Illinois 60602

Mail tax bill to:
Emily Groos
646 West Wellington Avenue
Unit 4
Chicago, Illinois 60657



1924106069

Doc# 1924106069 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2019 11:25 AM PG: 1 OF 4

WARRANTY DEED

THE GRANTOR, Nicholas Tyden Groos, a married man, of 646 West Wellington Avenue, Unit 4, Chicago, Illinois 60657, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Emily Groos, not individually, but solely as Trustee of the Emily Groos Revocable Trust dated August 27, 2019, of 646 West Wellington Avenue, Unit 4, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"



Permanent Real Estate Index Number: 14-28-107-097-1001 & 14-28-107-097-1005


Address of Real Estate: 646 West Wellington Avenue, Unit 4, P-5, Chicago, Illinois 60657

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

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

follow on next page]

REAL ESTATE TRANSFER TAX		29-Aug-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
14-28-107-097-1001 20190801674881 1-690-419-808			

REAL ESTATE TRANSFER TAX		29-Aug-2019	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
14-28-107-097-1001 20190801674881 0-968-663-648			

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

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[Handwritten initials and marks]

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Dated this 27 day of August, 2019.

Nich Tyden Groos
Nicholas Tyden Groos, Grantor

Emily Groos
Emily Groos married to Nicholas Tyden Groos,
for purposes of and releasing and waiving all
rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Nicholas Tyden Groos and Emily Groos are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of August, 2019.

[Signature]
Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

Nich Tyden Groos
Nicholas Tyden Groos

Dated this 27 day of August, 2019.

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EXHIBIT A

UNIT NO. 646-4 AND P-5 IN WATERLOO MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN VOLKMAN'S SUBDIVISION OF LOTS 4 TO 9 OF BLOCK 4 OF KNOCKE AND GARDNER'S SUBDIVISION IN SECTION 28 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 12, 2006, AS DOCUMENT NUMBER 0625539019, AS AMENDED BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 0632015058, 0702516046 AND 0705415085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-28-107-097-1001 & 14-28-107-097-1005

Address of Real Estate: 646 West Wellington Avenue, Unit 4, P-5, Chicago, Illinois 60657

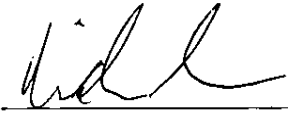
Property of Cook County Clerk's Office

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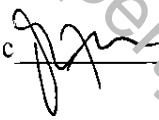
STATEMENT BY GRANTOR AND GRANTEE

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 August 27, 2019

Signature: 
Grantor or Agent

Subscribed and sworn to before me this 27 day of August, 2019.

Notary Public 

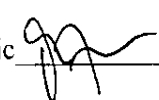


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated August 27, 2019

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 27 day of August, 2019.

Notary Public 



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)