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WARRANTY DEED



Doc# 1928145076 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2019 02:19 PM PG: 1 OF 3

Eric Kessler
Anny Huang Kessler
2216 W. Grace St.
Chicago, Illinois 60618

The Grantors, **Eric Kessler** and **Anny Huang Kessler**, a married couple, of 2216 W. Grace St., 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:

Eric Kessler, Trustee under the Eric Kessler Trust, u/t/a dated September 26, 2019,
and

Anny Kessler, Trustee under the Anny Kessler Trust, u/t/a dated September 26, 2019

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:

LOT 60 IN MARY A. KELTY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 11 IN OGDEN AND OTHERS SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

Permanent Index Number: 14-19-111-020-0000

Address of property: 2216 W. Grace St., Chicago, Illinois 60618

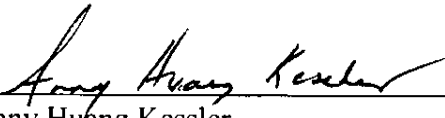
Grantee's Address: 2216 W. Grace St., Chicago, Illinois 60618

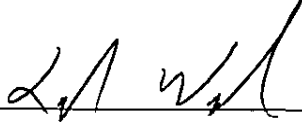
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Dated this 26th day of September, 2019.


Eric Kessler

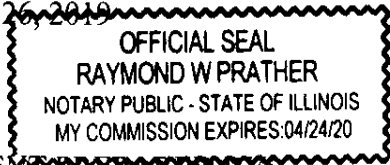

Anny Huang Kessler

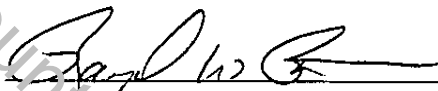
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4
Date: September 26, 2019 Signed: 

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, hereby certify, that Eric Kessler and Anny Huang Kessler 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 therein set forth.


Dated: September 26, 2019






Notary Public

THIS INSTRUMENT PREPARED BY:
Landon P. Wilson
Prather Ebner LLP
53 W. Jackson Boulevard, Suite 1025
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
Eric and Anny Kessler
2216 W. Grace St.
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		08-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		08-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-19-111-020-0000 | 20191001611828 | 1-010-480-736

14-19-111-020-0000 | 20191001611828 | 1-409-889-888

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

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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 Sept. 26, 2019

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Landon P. Wilson
This 26th, day of Sept., 2019
Notary Public [Handwritten Signature]



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 Sept. 26, 2019

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Landon P. Wilson
This 26th, day of Sept., 2019
Notary Public [Handwritten 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)