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Doc#: 2016349001 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/11/2020 08:50 AM Pg: 1 of 3

WARRANTY DEED Tenants By the Entirety

Dec ID 20200501677476
ST/CO Stamp 0-938-224-864
City Stamp 0-433-016-032

THE GRANTOR, NOA PADOWITZ, married to Elena R. Grossman, both of the City of Chicago, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANT to ELENA R. GROSSMAN AND NOA L. PADOWITZ, TRUSTEES OF THE GROSSMAN AND PADOWITZ LIVING TRUST DATED MARCH 25, 2020, AND ANY AMENDMENTS THERETO, 6454 N. Campbell Avenue, Chicago, IL 60645, not as joint tenants or tenants in common, BUT AS TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

THE SOUTH 33 FEET OF THE NORTH 70 FEET OF LOT 1 IN BLOCK 6 IN WILLIAM L. VALLEN'S EDGEWATER GOLF CLUB ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-36-429-033-0000
Address(es) of Real Estate: 6454 N. Campbell Avenue, Chicago, IL 60645

THE INTEREST TO THE HOMESTEAD PROPERTY OF THE SPOUSES AS CO-TRUSTEES OF THEIR JOINT LIVING TRUST IS HEREBY HELD AS TENANTS BY THE ENTIRETY WITHIN SAID TRUST.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said real estate, not as joint tenants or tenants in common, **BUT AS TENANTS BY THE ENTIRETY**, pursuant to 155 ILCS 1005, forever.

Dated this 25th day of March 2020.



NOA PADOWITZ



ELENA R. GROSSMAN

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that NOA PADOWITZ AND ELENA R. GROSSMAN, married to each other, 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, sealed and delivered the said instrument as a 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 25th day of March 2020.



Alan R. Press

Notary Public

Send Subsequent Tax Bills To: ELENA R. GROSSMAN AND NOA L. PADOWITZ, Trustees, 6454 N. Campbell Avenue, Chicago, IL 60645

Acceptance by Trustees under 760 ILCS 5/6.5:

We hereby accept this property into each trust.

Elena R. Grossman

ELENA R. GROSSMAN

Noa L. Padowitz

NOA L. PADOWITZ

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph 2 of 35 ILCS 200/31-45,

Real Estate Transfer Act
Date: 3/25/2020

Prepared By AND MAIL TO:
Alan R. Press
Shire Law Group, PC
1 Overlook Point, Suite 650
Lincolnshire, Illinois 60069

Signature: *Alan R. Press*

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 5/11/2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

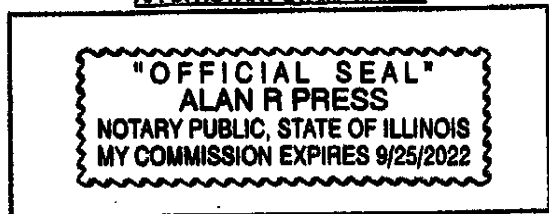
By the said (Name of Grantor): Nina Irene Hoff

On this date of: 5/11/2020

NOTARY SIGNATURE: [Signature]

Alan R. Press

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 5/11/2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

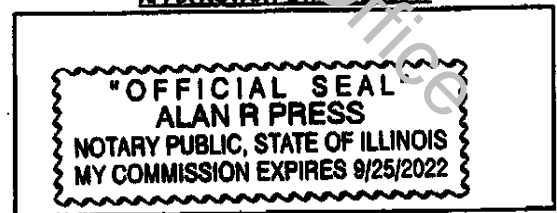
By the said (Name of Grantee): Nina Irene Hoff

On this date of: 5/11/2020

NOTARY SIGNATURE: [Signature]

Alan R. Press

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)