

UNOFFICIAL COPY

WARRANTY DEED

(Statutory) Illinois



2024416104

Mail to: Richard P. Gerardi

Doc# 2024416104 Fee \$88.00

165 W. Tenth Street, Suite 2

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

Chicago Heights, IL 60411

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

NAME & ADDRESS OF TAXPAYER:

DATE: 08/31/2020 03:18 PM PG: 1 OF 3

Sandra Peterson

79 W. 34th Street

Steger, IL 60475

THE GRANTOR JOHN GAETANO, a single person of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to SANDRA PETERSON

(GRANTEE'S ADDRESS) 79 W. 34th Street, Steger, IL 60475

one-seventh (1/7) interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 20, 21, AND 22 IN RESUBDIVISION OF BLOCK 18 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to: (1) covenants, conditions and restrictions of record; (2) Public and utility easements and roads and highways, if any; (3) Real estate taxes for 2019 and subsequent years.


This premises is not homestead property for grantor.

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

Permanent Index Number: 32-32-425-043-0000 and 32-32-425-044-0000

Property Address: 79 W. 34th Street, Steger, IL 60475

DATED this 25th day of February, 2020.


JOHN GAETANO (SEAL)

S Y
P 3
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SC Y
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or his/her agent, affirms that, to the best of his/her knowledge, the name of the GRANTOR 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 title to real estate under the laws of the State of Illinois.

Dated: February 25, 2020

Signature: Richard P. Gerardi
Richard P. Gerardi, Agent

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

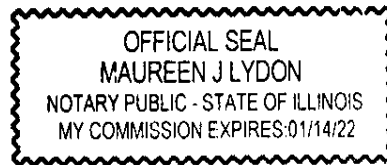
Subscribed and sworn to before me, Name of Notary Public: Maureen J. Lydon

By the said : Richard P. Gerardi

AFFIX NOTARY STAMP BELOW

On this Date of: February 25, 2020

Notary Signature: Maureen J. Lydon



GRANTEE SECTION

The GRANTEE or his/her 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 title to real estate under the laws of the State of Illinois.

Dated: February 25, 2020

Signature: Richard P. Gerardi
Richard P. Gerardi, Agent

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

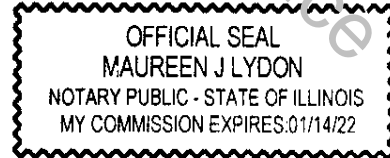
Subscribed and sworn to before me, Name of Notary Public: Maureen J. Lydon

By the said: Richard P. Gerardi

AFFIX NOTARY STAMP BELOW

On this Date of: February 25, 2020

Notary Signature: Maureen J. Lydon



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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art.32)