

UNOFFICIAL COPY

Doc#: 2031838088 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/13/2020 05:05 PM Pg: 1 of 4

Dec ID 20200901609519
ST/CO Stamp 0-584-762-336
City Stamp 0-047-891-424

WARRANTY DEED ILLINOIS STATUTORY TRUST

THE GRANTORS, **GARY A. GRASSO** and **JANET RYAN GRASSO**, husband and wife, of 6030 South Grant Street, Burr Ridge, IL, County of DuPage, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM to **JANET RYAN GRASSO TRUST AGREEMENT DATED May 11, 2020**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

SUBJECT TO: Covenants, conditions, restrictions, and easements of record and general unpaid real estate taxes.


This is not Homestead Property.

Permanent Real Estate Index Number: 17-08-132-066-1001 and 17-08-132-069-1007

Address of Real Estate: 1357 W. Grand Avenue, Unit 2 and P-7, Chicago, IL 60642

Dated this 15th day of June, 2020.


GARY A. GRASSO, Grantor


JANET RYAN GRASSO, Grantor

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STATE OF ILLINOIS)

) SS

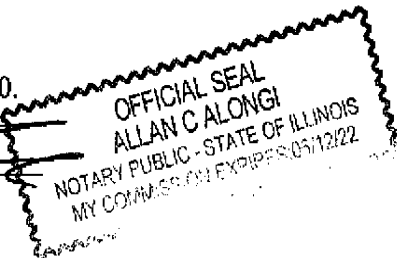
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, GARY A. GRASSO and, JANET RYAN GRASSO, not as tenants in common, but as joint tenants forever, 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, sealed and delivered the said instrument as their free and voluntary acts, 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 5 day of June, 2020.

Commission expires _____


Notary Public



*If Grantor is also Grantee you may want to strike Release and Waiver of Homestead Rights

Exempt under 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

6-5-2020
Date


Buyer, Seller, or Agent

Prepared By: Allan C. Alongi
Law Offices of Allan C. Alongi
3 Golf Avenue
Clarendon Hills, Illinois 60514

Mail To:
Allan C. Alongi
Law Offices of Allan C. Alongi
3 Golf Avenue
Clarendon Hills, Illinois 60514

Name & Address of Taxpayers:
JANET RYAN GRASSO / TRUSTEE
6030 S. Grant Street
Burr Ridge, Illinois

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LEGAL DESCRIPTION

PARCEL 1: UNIT 2 IN 1357 W. GRAND AVENUE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES: LOT 20 IN BLOCK 6 OF ROBBINS SUBDIVISION OF BLOCKS 6 AND 7 OF ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4, OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 3, 2004 AS DOCUMENT 0412434049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT P-7 IN THE WEST GRAND AVENUE GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19, 20 AND 21 (EXCEPT THE NORTH 87.70 FEET) IN BLOCK 6 IN ROBBIN'S SUBDIVISION OF BLOCKS 6 AND 7 IN ASSESSORS DIVISION OF THE EAST 1/2, OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2005 AS DOCUMENT 0514303000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 17-08-132-066-1001 & 17-08-132-069-1007

ADDRESS OF REAL ESTATE: 1357 W. GRAND AVENUE, UNIT 2 AND P-7, CHICAGO, IL 60642

SUBJECT TO: General taxes for the years 2020, and subsequent years. Covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD not as tenants in common or tenants by the entirety, but by JOINT TENANCY, the above granted premises forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

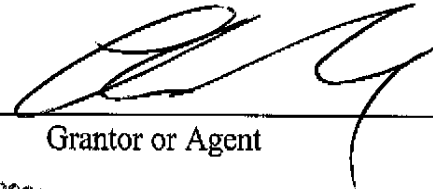
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: _____

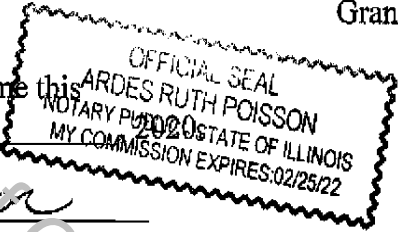
Signature: _____



Grantor or Agent

Sworn to and subscribed before me this _____ day of _____

5th day of JUNE
Ardes Ruth Poisson
Notary Public (Signature)



The grantee or his or her 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: _____

Signature: _____



Grantee or Agent

Sworn to and subscribed before me this _____ day of _____

5th day of JUNE
Ardes Ruth Poisson
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)