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Doc# 2035034077 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2020 03:55 PM PG: 1 OF 3

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

This document was prepared by:
Elizabeth M. Todorovic
Law Offices of Elizabeth M. Todorovic LLC
5419 N. Sheridan Road
Suite 110
Chicago, IL 60640

(The Above Space for Recorders Use Only)

THE GRANTOR, James Joseph Licata, divorced and not since remarried, of Chicago, Illinois, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to James J. Licata not individually but as Trustee of the James J. Licata Revocable Trust under Agreement dated June 11, 2020, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See page 2 for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: (See page 2 for subject to).

Permanent Index Number(s) (PIN): 14-07-300-008-0000

Address(es) of Real Estate: 5139 N. Western Ave, Chicago, IL 60625

C.T
A00124717LP
1 @ per

DATED as of the 11 day of November, 2020

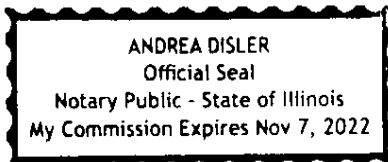
PLEASE
PRINT OR
TYPE NAME(S)
BELOW

James Joseph Licata (SEAL)
James Joseph Licata

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Joseph Licata, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 11th day of November, 2020.



Andrea Disler
Notary Public
Commission expires: 11/7/20

TRUSTEE ACCEPTANCE

The undersigned hereby acknowledges acceptance of the foregoing conveyance for and on behalf of the Grantee.

James J. Licata
James J. Licata, as Trustee as Aforesaid

S ✓
P 3
S ✓
SC ✓
INT ✓



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Legal Description

of premises commonly known as 5139 N. Western Ave., Chicago, IL 60625

THE NORTH 37 AND ½ FEET OF LOT 8 IN BLOCK 1 (EXCEPT THAT PART CONDEMNED FOR WIDENING NORTH WESTERN AVENUE) IN PORTMAN'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the use and enjoyment of the real estate; and any mortgages of record made by Grantor and not paid in full.

REAL ESTATE TRANSFER TAX		07-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-07-300-008-0000 20201201681092 2-090-385-128		

REAL ESTATE TRANSFER TAX		07-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-07-300-008-0000 20201201681092 0-538-982-368		
* Total does not include any applicable penalty or interest due.		

EXEMPT under the provision of Paragraph (c), Section 31-45, Illinois Real Estate Transfer Tax Law.

James J. Licata 11-11-2020
 Buyer/Seller or Agent (Date)

Mail to:

James J. Licata, Trustee
 5139 N. Western Ave.
 Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

James J. Licata Revocable Trust
5139 N. Western Ave
Chicago, IL 60625
 (City, State and Zip)

Or: Recorder's Office Box No. _____

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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: 11 | 11 | 20

SIGNATURE: *James Joseph Licata*
James Joseph Licata
GRANTOR or AGENT

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

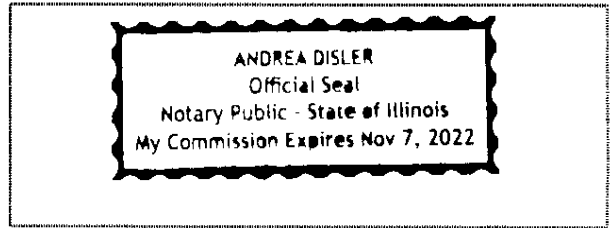
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): James Joseph Licata

On this date of: 11 | 11 | 20

NOTARY SIGNATURE: *Andrea Disler*

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: 11 | 11 | 20

SIGNATURE: *James Joseph Licata*
James J. Licata as Trustee
GRANTEE or AGENT

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

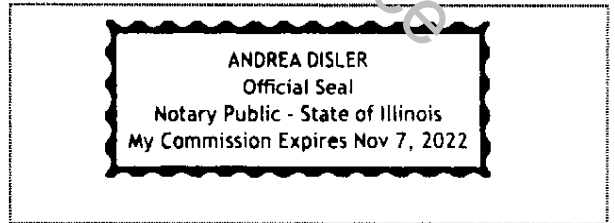
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): James J. Licata

On this date of: 11 | 11 | 20

NOTARY SIGNATURE: *Andrea Disler*

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)**)