

# UNOFFICIAL COPY

Doc#: 210112349 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/11/2021 03:58 PM Pg: 1 of 3

Dec ID 20200801660953

City Stamp 0-891-545-568

**WARRANTY DEED  
STATE OF ILLINOIS  
COUNTY OF COOK**

THE GRANTORS,

**ELIZABETH TATE LIVING TRUST, Dated January 5, 2000,**  
of 2454 North Bernard Street,  
Chicago, IL 60647

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS one half interest to:

"ELIZABETH TATE, Trustee, or her successors in interest, of the ELIZABETH TATE Living Trust dated January 5, 2000, and any amendments thereto."

and one half interest to:

TIMOTHY KNUTH Trustee, or his successors in interest, of the TIMOTHY KNUTH Living Trust dated January 5, 2000, and any amendments thereto."

not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description Attached Hereto as Exhibit A

Subject to: General real estate taxes, covenants, conditions, restrictions of record.

Permanent Index Number (PIN): 13-26-425-018-0000

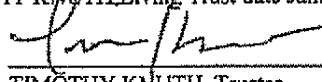
Address of Real Estate: 2454 N. Bernard Street DATED this 22<sup>nd</sup> day of JUNE, 2020.  
Chicago, IL 60647

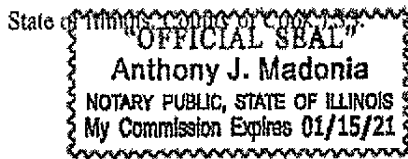
  
ELIZABETH TATE

ACCEPTANCE

The foregoing transfer of title/conveyance is hereby accepted by ELIZABETH TATE and TIMOTHY KNUTH of 2454 N. Bernard Street, Chicago, IL 60647, Trustees under the provisions of the ELIZABETH TATE Living Trust, dated January 5, 2000 and the TIMOTHY KNUTH Living Trust date January 5, 2000.


  
ELIZABETH TATE, Trustee

  
TIMOTHY KNUTH, Trustee



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELIZABETH TATE and TIMOTHY KNUTH, 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 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 22<sup>nd</sup> day of June, 2020.

Commission expires 1-15-2021  
  
NOTARY PUBLIC

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## EXHIBIT A

LOT 23 AND THE NORTH 6 FEET OF LOT 24 IN E.C. KIMBALL'S SUBDIVISION OF THE NORTH 1/2 OF LOT 17, IN KIMBALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 25 ACRES IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

### MAIL TO:

Anthony J. Madonia  
Anthony J. Madonia & Associates, Ltd.  
2700 S. River Road, Suite 115  
Des Plaines, IL 60018

### SUBSEQUENT TAX BILL TO:

**Grantees**  
Elizabeth Tate, Trustee  
Timothy Knuth, Trustee  
2454 N. Bernard Street  
Chicago, IL 60647

Exempt under provisions of Paragraph ε  
Section 31-45, Property Tax Code  
8/12/2020  
Date Buyer Seller or Representative

### REAL ESTATE TRANSFER TAX

09-Dec-2020



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

13-26-425-018-0000 | 20200801660953 | 0-891-545-568

\* 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 6-22, 2020

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 22 day of June, 2020.

[Handwritten Signature]  
NOTARY PUBLIC



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 and hold title to real estate under the laws of the State of Illinois.

Dated 6-22, 2020

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 22 day of June, 2020.

[Handwritten Signature]  
NOTARY PUBLIC

