# **UNOFFICIAL COPY**

### WARRANTY DEED TENANTS BY ENTIRETY

MAIL TO:

Richard Magnone Reda | Ciprian | Magnone, LLC 8501 W. Higgins Rd. Suite 440 Chicago, IL 60631

NAME & ADDRESS OF TAXPAYER:

Tanja M. Deshida and Charles Hall 2212 N. Monticello Ave. Chicago, IL 60647



Doc# 2103419022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2021 11:28 AM PG: 1 OF 3

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Tanja M. Deshida, married to Charles Hall, both of 2212 N. Monticello Ave., Chicago, IL 60647, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid. receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Tanja M. Deshida and Charles Hall, wife and husband, not as joint tenants nor as tenants in common, but AS TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 7 IN GROSS AND MOORE'S SUBDIVISION OF LGD 5 IN SUBDIVISION OF BLOCKS 3 AND 4 IN THE HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as:

2212 N. Monticello Ave., Chicago, IL 60647

**Property Index Number:** 

13-35-113-033-0000

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

Dated this 9 day of Jan , 202

Tania M. Deshida

Charles Hall, to waive homestead rights

REAL ESTATE TRANSFER TAX		03-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
40 05 440 000 00-	- 1	

13-35-113-033-0000 | 20210201628353 | 0-065-840-144

REAL ESTATE	TRANSFER	TAX	03-Feb-2021
		COUNTY:	0.00
	(3)	ILLINOIS:	0.00
		TOTAL:	0.00
13-35-113	3-033-0000	20210201628353	1-737-069-584

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)	
	) ss.	
COUNTY OF COOK	)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tanja M. Deshida and Charles Hall, wife and husband, 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 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 note 112! seal, this 15th day of January, 2021.

Merai N. Bahena Villalobos

MERARI N BAHENA VILLALOBOS Official Seal Notary Public - State of Illinois My Commission Expires Feb 27, 2024

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE; COOK COUNTY ORD. 93-0-28 PAR 4; AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO

TRANSACTION TAX

Date 1.15.2021

Signature of Buyer, Seller, or Representative

SOME OF THE OR

This instrument was prepared by:

Richard A. Magnone Reda | Ciprian | Magnone, LLC 8501 W. Higgins Rd. Suite 440 Chicago, IL 60631

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# **UNOFFICIAL COPY**

#### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

#### **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 title to real estate under the laws of the State of Illinois.

DATED: / 1/5  , 202/	ENATURE: May 4			
	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:	Merari N. Bahena Villalobos			
By the said (Name of Grantor): Tonja M. Deshick	AFFIX NOTARY STAMP BELOW			
On this date of: Jan   15 1.2021  NOTARY SIGNATURE: Work Boiling Villabor	MERARI N BAHENA VILLALOBOS Official Seal Notary Public - State of Illinois My Commission Expires Feb 27, 2024			
GRANTEE SECTION				
The <b>GRANTEE</b> or her/his agent affirms and verifies that the name of	the <b>GRANTEE</b> shown on the deed or assignment			
of beneficial interest (ABI) in a land trust is either a natural person, and	ייין) is corporation or foreign corporation			
authorized to do business or acquire and hold title to real estate in Illin	nois a partnership authorized to do business or			
acquire and hold title to real estate in Illinois or other entity recognized	d as a person and authorized to do business or			
acquire title to real estate under the laws of the State of Illinois.				
DATED: /   /5  , 20 2)	GRANTEE OF AGENT			
GRANTEE NOTARY SECTION: The below section is to be completed by the N	OTARY who witnesses the GRANTEF signature.			
Subscribed and sworn to before me, Name of Notary Public:	Merari N. Bahem. Vilklobos			
By the said (Name of Grantee): Charles F. Hall	AFFIX NOTARY STAM DELOW			
On this date of: Jan 15 .2021  NOTARY SIGNATURE: Moral N. Bahana Villalobase	MERARI N BAHENA VILLALOBOS Official Seal Notary Public - State of Illinois My Commission Expires Feb 27, 2024			

### CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)