

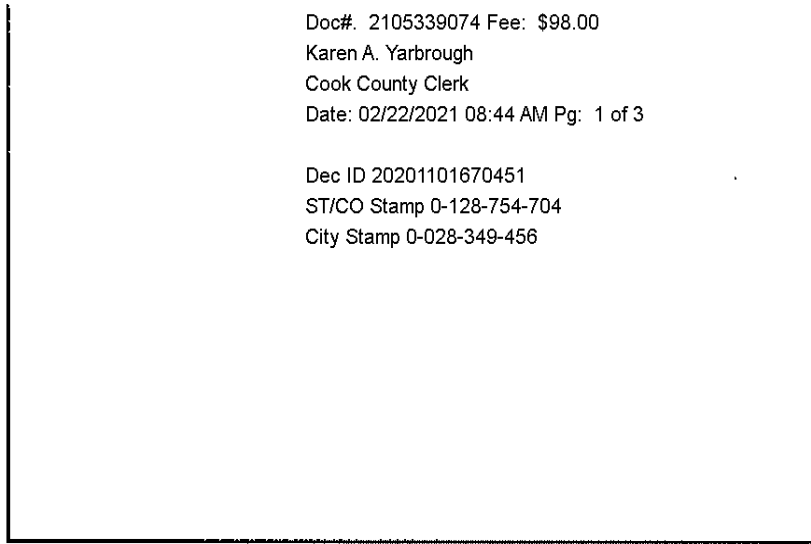
UNOFFICIAL COPY

Doc# 2105339074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2021 08:44 AM Pg: 1 of 3

Dec ID 20201101670451
ST/CO Stamp 0-128-754-704
City Stamp 0-028-349-456

20-31430

**Warranty Deed
(ILLINOIS)**



THE GRANTOR(S):

Above Space for Recorder's Use Only

Geraldine M. Kucer and William P. Epmeier, wife and husband,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

Wayne 3746 LLC,

a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 6829 S. Constance, Chicago, Illinois, 60649, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

The North 15 feet of Lot 46 and the South 15 feet of Lot 47 in Miller's Subdivision of Blocks 5 and 6 of Edson's Subdivision of the South 3/4 of the East 1/2 of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:*** General taxes for 2020 and subsequent years; public, utility, and recorded easements; encroachments; covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): **14-20-115-021-0000**

Address(es) of Real Estate: **3746 N. Wayne, Chicago, IL 60613**

North American Title Company
1776A S. Naperville Rd #200
Wheaton, IL 60189

UNOFFICIAL COPY

Dated this 14 day of December, 2020

Geraldine Kucer (SEAL)
Geraldine Kucer

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 Geraldine Kucer, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 14 day of December, 2020

Commission expires 8-23-2021
[Signature]
NOTARY PUBLIC

This instrument was prepared by Robert P. Rauschert, 1025 W. Webster Ave., Chicago, Illinois 60614

Grantees Address
MAIL and SEND SUBSEQUENT TAX BILLS TO:
South Shore GEM, LLC
6829 S. Constance
Chicago, IL. 60649

THIS IS NOT HOMESTEAD PROPERTY

Exempt under Real Estate Transfer tax law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. 4.

Date: 12/14/2020

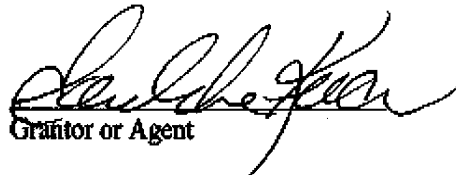
Signature: [Signature]

UNOFFICIAL COPY

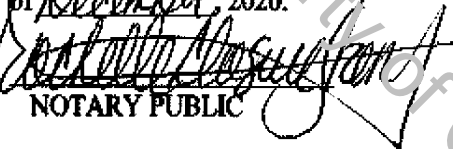
STATEMENT BY GRANTOR AND GRANTEE

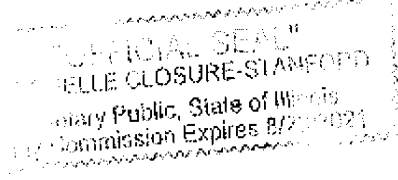
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/08, 2020


Grantor or Agent

SUBSCRIBED AND SWORN to
before me this 08 day
of December, 2020.


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 of 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: 12/11, 2020


Grantee or Agent

SUBSCRIBED AND SWORN to
before me this 11 day
of December, 2020.


NOTARY PUBLIC



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.)

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