

# UNOFFICIAL COPY

## WARRANTY DEED GENERAL



\*2105719026\*

Doc# 2105719026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 12:42 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR(S), Betty Holmes and Sean Swank, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey(s) and warrant(s) to Sean Swank, (Grantee's Address) NA, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:  
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: NA


hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.



Permanent Real Estate Index Number(s): 20-14-202-076-1146  
Address of Real Estate: 1451 East 55<sup>th</sup> Street, #317N, Chicago, Illinois 60615

Dated this 4 day of October, 2020

X Betty Holmes  
Betty Holmes

Sean Swank  
Sean Swank

REAL ESTATE TRANSFER TAX		12-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		26-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-14-202-076-1146 | 20201101653319 | 2-019-535-840

20-14-202-076-1146 | 20201101653319 | 0-043-703-312

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

2020-09-22 20:15:11 GMT

From: Al Haroon Husain

STATE OF ILLINOIS, COUNTY OF Cook ss.

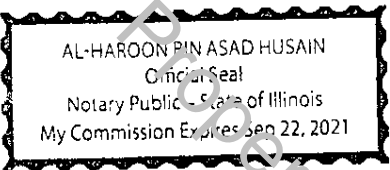
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Betsy Holmes

personally known to me to be the person(s) whose name(s) she subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as a 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 4<sup>th</sup> day of October, 2020

(Notary Public)



Property of Cook County Clerk

Prepared By:  
Pittacora Law  
5441 Lawn Avenue  
Western Springs, Illinois 60558

Mail To:  
Sean Swank  
1451 E. 55<sup>th</sup> Street, #317N  
Chicago, IL 60615

Exempt Under provisions of  
Paragraph E Section 31-45,  
Property Tax Code

11/25/20 Sean Swank  
Date Buyer, Seller or Representative

Name and Address of Taxpayer/Address of Property:  
Sean Swank  
1451 E. 55<sup>th</sup> Street #317N  
Chicago, IL 60615

### 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: 10 | 09 | 20

SIGNATURE: *Betty G. Holmes*  
GRANTOR or AGENT

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

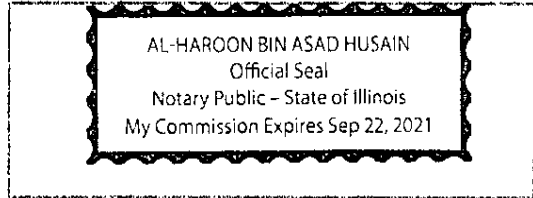
Subscribed and sworn to before me, Name of Notary Public: Al Husain

By the said (Name of Grantor): Betty Holmes

On this date of: 10 | 09 | 2020

NOTARY SIGNATURE: *[Signature]*

#### 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: 10 | 09 | 20

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

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

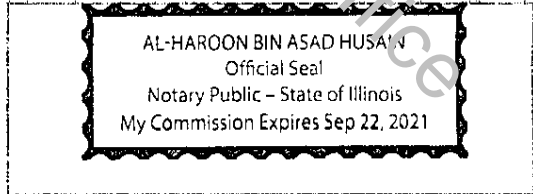
Subscribed and sworn to before me, Name of Notary Public: Al Husain

By the said (Name of Grantee): Seem Swank

On this date of: 10 | 09 | 2020

NOTARY SIGNATURE: *[Signature]*

#### 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)**

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT NO. 317-N, IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17 TO 19 AND PART OF LOT 12 IN CHICAGO LAND CLEARANCE COMMISSION NO. 1; ALSO PART OF LOT 22 IN BLOCK 57 AND PART OF LOT 22 AND OF LOT 3, IN BLOCK 58, IN HYDE PARK SUBDIVISION; ALL IN THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24684928 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1451 E. 55<sup>TH</sup> ST #317N, CHICAGO, ILLINOIS 60615

PIN: 20-14-202-076-1146