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211122049

Doc# 211122049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2021 03:07 PM PG: 1 OF 3

WARRANTY DEED

Max H. Rouse
Sarah M. Rouse
4932 N. Wolcott Ave.
Chicago, IL 60640

The Grantors, **Max H. Rouse** and **Sarah M. Rouse**, a married couple, of 4932 N. Wolcott Ave., Chicago, IL 60640, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

Max H. Rouse, Trustee under the Max H. Rouse Trust dated February 12, 2021, and

Sarah M. Rouse, Trustee under the Sarah M. Rouse Trust dated February 12, 2021

to hold as **Tenants by the Entirety** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 IN BLOCK 2 IN NORTH RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY), 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 existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

The Grantors hereby covenant with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and have good right to convey the same, and that Grantors, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 14-07-417-027-0000

Address of property: 4932 N. Wolcott Ave., Chicago, IL 60640

Grantee's Address: 4932 N. Wolcott Ave., Chicago, IL 60640

Dated this February 12, 2021.

Max H. Rouse

Sarah M. Rouse

SR MHR

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4

Date: 3-30, 2021 Signed: *[Signature]*

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)


I, the undersigned, hereby certify, that Max H. Rouse and Sarah M. Rouse personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth. I am signing this document in accordance with the requirements for remote notarization.

Dated: February 12, 2021

Gabriel V. Evelyn
 Notary Public *Gabriel V. Evelyn*

THIS INSTRUMENT PREPARED BY:
 Landon P. Wilson
 Prather Ebner LLP
 53 W. Jackson Boulevard, Suite 1025
 Chicago, IL 60604



SEND SUBSEQUENT TAX BILLS TO:
 Max H. Rouse
 Sarah M. Rouse
 4932 N. Wolcott Ave.
 Chicago, Illinois 60640

REAL ESTATE TRANSFER TAX		21-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00



14-07-417-027-0000 | 20210401687549 | 1-378-907-664

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		21-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-07-417-027-0000 | 20210401687549 | 1-095-522-832

SR *MHR*

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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 March 30, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Raymond W. Pather
This 30th day of March, 2021
Notary Public K. Dachota



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

Date March 30, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Raymond W. Pather
This 30th day of March, 2021
Notary Public K. Dachota



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)