

return the 607 272808

WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual
Tenants by the Entirety

UNOFFICIAL COPY



Doc# 2111622005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2021 09:18 AM PG: 1 OF 3

For Recorder Use only

THE GRANTOR(S), ELIZABETH JAWORSKI, an unmarried woman, of Chicago, Cook County, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration CONVEY(S) and WARRANT(S) to: JONATHAN FARNICK and MELISSA MIMS, husband and wife, not in tenancy in

common, not in joint tenancy, but as Tenants by the Entirety, the following described Real estate situated in the County of Cook, State of Illinois, to wit:

* of 8338 E. Leigh Dr Denver, CO 80237

SEE REVERSE FOR LEGAL DESCRIPTION

P. I. N. # 13-04-303-009-0000

ADDRESS OF REAL ESTATE: 5839 N. Central Avenue, Chicago, IL 60646

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, not in joint tenancy, but as Tenants by the Entirety forever.

Property is sold "AS IS".

DATED: April 16, 2021

Elizabeth Jaworski (SEAL)
ELIZABETH JAWORSKI

State of Illinois, County of Cook ss. I the undersigned Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that ELIZABETH JAWORSKI, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 April 16, 2021.

Commission expires _____



[Signature]
NOTARY PUBLIC

PREPARED BY: Richard S. Chelminski, P.C., 8041 N. Milwaukee Avenue, Niles, Illinois 60714

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LEGAL DESCRIPTION

LOT 5 IN THE RESUBDIVISION OF LOT 5 IN THE SUBDIVISION OF LOT 2 IN KAYS SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5839 N Central Ave., Chicago, IL 60646

PIN: 13-04-303-009-0000

SUBJECT TO, IF ANY: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and the general real estate taxes not due and payable at the time of closing.


THIS DOCUMENT PREPARED BY:

Richard S. Chelminski, P.C.
8041 North Milwaukee Avenue
Niles, IL 60714

Exempt under provisions of Paragraph e
Section 4, Real Estate Transfer Tax Act.
4/16/21
Date Buyer, Seller or Representative

MAIL TAX BILL TO:

Jonathan Farnick
5839 N Central Ave.
Chicago, IL 60646



REAL ESTATE TRANSFER TAX		20-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-04-303-009-0000 | 20210401602837 | 1-598-049-808

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

MAIL RECORDED DEED TO:

Stacey Galloway, Esq.
2661 North Lincoln, 1st Floor
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		20-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-04-303-009-0000 | 20210401602837 | 2-060-486-160

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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: 04/16/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

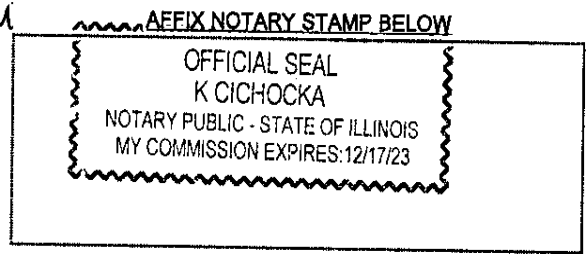
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Richard S Chelminski

On this date of: 4/16/2021

NOTARY SIGNATURE: [Signature]



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

DATED: 04/16/2021

SIGNATURE: [Signature]
GRANTEE or AGENT

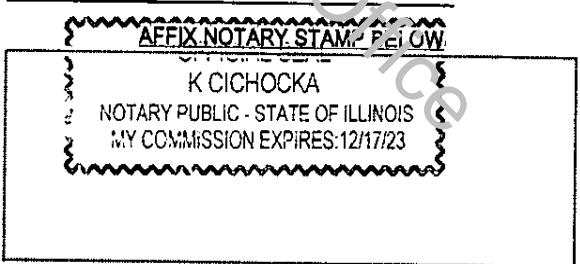
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Richard S Chelminski

On this date of: 4/16/2021

NOTARY SIGNATURE: [Signature]



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)