

# UNOFFICIAL COPY

Doc# 2122442215 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/12/2021 02:34 PM Pg: 1 of 4

Dec ID 20210701613755  
ST/CO Stamp 2-001-550-096  
City Stamp 0-927-808-272

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

George Daniel  
13 Holiday Drive  
Somonauk, IL 60552

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

1290975  
10/2

(The Above Space for Recorder's Use Only)

THE GRANTOR George Daniel, A married man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ani Daniel, A married woman, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 46 in Block 7 in McIntosh Brothers Western Avenue Boulevard Addition a Subdivision of Blocks 1 to 8 of Iglehart's Subdivision of the East Half of the Southeast Quarter of Section 1, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Permanent Index Number(s): 19-01-414-019-0000

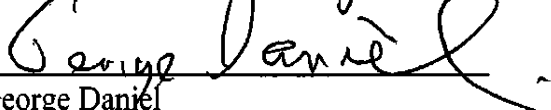
Property Address: 4400 S. Artesian Avenue, Chicago, IL 60632

grantee  
address

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Not a homestead Property as to George Daniel

**SUBJECT TO:** 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 general real estate taxes not due and payable at the time of Closing.

Dated this 10 day of May, 2021.

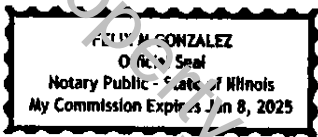
  
George Daniel

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STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT George Daniel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 10 day of May, 2021.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Felix Gonzalez  
Archer Law Group  
6839 W. Archer Ave.  
Chicago, IL 60638

MAIL TO:  
Ani Daniel  
*6839 W. Archer*  
*Chicago IL 60638*

SEND SUBSEQUENT TAX BILLS TO:  
Ani Daniel  
*6839 W Archer Ave*  
*Chicago IL 60638*

*Exempt under provisions of Paragraph E Section 31-45  
Property tax Code*

~~5-10-21~~ 5-10-21 *Ani Daniel*  
\_\_\_\_\_  
Representative

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## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY



### Exhibit A - Legal Description

Lot 46 in Block 7 in McIntosh Brothers Western Avenue Boulevard Addition a Subdivision of Blocks 1 to 8 of Iglehart's Subdivision of the East half of the Southeast Quarter of Section 1, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
19-01-414-019-0000   20210701613755   0-927,306.272		

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

REAL ESTATE TRANSFER TAX		30-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
19-01-414-019-0000   20210701613755   2-001-550-096		

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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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 August 5<sup>th</sup>, 2021

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 5<sup>th</sup> day of August, 2021  
Notary Public [Handwritten Signature]



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 August 5<sup>th</sup>, 2021

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 5<sup>th</sup> day of August, 2021  
Notary Public [Handwritten Signature]



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.)