

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, DOREEN S.
WALSH, a single woman,

Doc#: 2123010166 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 11:29 AM Pg: 1 of 3

Dec ID 20210801634939

City Stamp 0-994-535-184

of the City of Chicago, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEYS and WARRANTIES to **DOREEN WALSH, not individually but as trustee of the DOREEN WALSH LIVING TRUST dated July 1, 2021**, 5460 N. Normandy Ave., Chicago, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

LOT 2 IN BLOCK 4 IN HIGGINS RIDGE SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 1916 AS DOCUMENT 5793865, IN BOOK 133 OF PLATS, PAGE 50, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-07-202-005-0000

Address(es) of Real Estate: 5460 N. Normandy Ave., Chicago, IL 60656

Dated this 1st day of July, 2021

Doreen S. Walsh
DOREEN S. WALSH

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 DOREEN S. WALSH, 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 grantor signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of July, 2021



[Signature]
Notary Public

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This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: DOREEN S. WALSH, 5460 N. Normandy Ave., Chicago, Illinois 60656.

or Recorder's Office Box No. _____

Send Subsequent Tax Bills To: DOREEN S. WALSH, 5460 N. Normandy Ave., Chicago, Illinois 60656.


COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act
Date: 8-6-21

Prepared By:
Shannon M. Heilman
7246 W. Touhy Ave.
Chicago, Illinois 60631

Signature: Doreen Walsh

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		11-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-07-202-005-0000 20210801634939 0-094-535-184		
* Total does not include any applicable penalty or interest due.		

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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: July 1, 2021

Signature(s): X Doreen Walsh

-Grantor or Agent

Subscribed and sworn to before me this
1st day of July, 2021

[Signature]

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 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: July 1, 2021

Signature(s): X Doreen Walsh

Grantee or Agent

Subscribed and sworn to before me this
1st day of July, 2021

[Signature]

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 of 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).