

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2123233130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/20/2021 02:08 PM Pg: 1 of 3

MAIL TO:
GREGORY CATRAMBONE
10555 W. CERMAK RD.
WESTCHESTER, IL 60154

Dec ID 20210801642094

NAME & ADDRESS OF TAXPAYER/GRANTEE:

JALG5 LLC
10555 W. CERMAK RD.
WESTCHESTER, IL 60154

THIS INDENTURE WITNESSETH,

That the Grantor, JAMES J. GERACE, a married person, for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants unto: JALG5 LLC, an Illinois Limited Liability Company created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described real estate to wit:

LOT 80 IN HINTZE'S ADDITION TO WESTCHESTER, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-29-214-009-0000

C/K/A: 2233 MAYFAIR AVE., WESTCHESTER, IL 60154

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois


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, forever.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF THE GRANTOR

In Witness Whereof, the Grantor aforesaid has hereunto signed and delivered this instrument this

16 day of February, 2020.



JAMES J. GERACE

UNOFFICIAL COPY

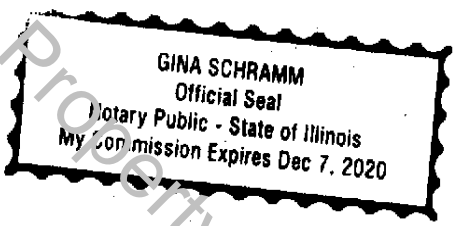
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the grantor, JAMES J. GERACE, a married person, 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 this instrument was signed and delivered freely and voluntarily, 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 10th day of February, 2020.

[Handwritten Signature]

Notary Public



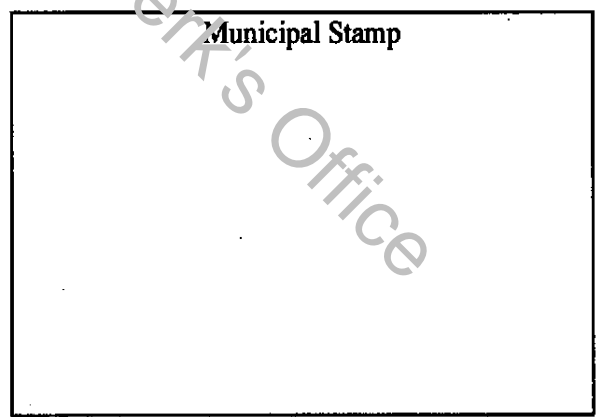
COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATE: 2/15/2020

[Handwritten Signature]

JAMES J. GERACE



THIS INSTRUMENT WAS PREPARED BY:
Gregory Catrambone
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Road
Westchester, Illinois 60154
(708) 562-1191

UNOFFICIAL COPY

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: Feb 16 1, 2020

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:

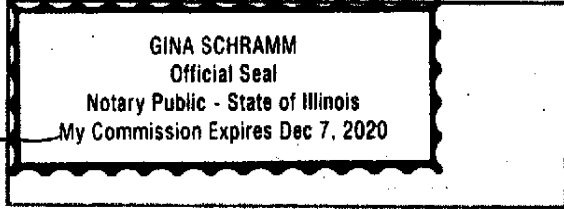
Gina Schramm

By the said (Name of Grantor): James J. Gerace

AFFIX NOTARY STAMP BELOW

On this date of: Feb 16 1, 2020

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: Feb 16 1, 2020

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:

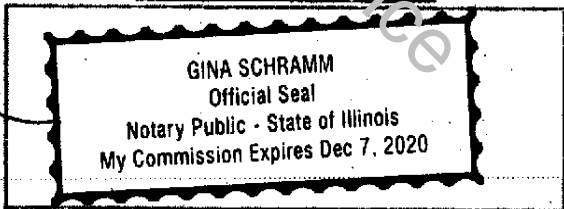
Gina Schramm

By the said (Name of Grantee): JALG5 LLC James J. Gerace, manager

AFFIX NOTARY STAMP BELOW

On this date of: 02 16 1, 2020

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)**)