

UNOFFICIAL COPY

PREPARED BY:

Christian T. Laden, Esq.
Huck Bouma PC
1755 S. Naperville Road, Ste. 200
Wheaton, IL 60189

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Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2021 03:54 PM Pg: 1 of 3

Dec ID 20211201661847

SEND TAX BILL TO:

1625 S Harlem Ave II, LLC
13 Glenoble Court
Oak Brook, IL 60523

AFTER RECORDING RETURN TO:

Christian T. Laden, Esq.
Huck Bouma PC
1755 S. Naperville Road, Ste. 200
Wheaton, IL 60189

For Recorder's Use

WARRANTY DEED

GRANTORS, GEREMIA BALICE and JOANNE G. BALICE, Co-Trustees of the Joanne Balice Living Trust dated May 9, 2000, of 13 Glenoble Court, Oak Brook, Illinois 60523, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY and WARRANT to the GRANTEE, 1625 S HARLEM AVE II, LLC, an Illinois limited liability company, having its principal place of business at 13 Glenoble Court, Oak Brook, Illinois 60523, the following described real estate:


LOT 35 (EXCEPT THE SOUTH 24.00 FEET THEREOF), LOT 36 AND THE SOUTH 9.00 FEET OF LOT 37 IN BLOCK 8 IN FIRST ADDITION TO WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST 1/4, LYING NORTH OF THE SOUTH 1271.3 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCKS 78, 79 AND 80 IN SUBDIVISION OF SECTION 19, (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-19-300-048-0000

Commonly known as: 1625 S. Harlem Avenue, Berwyn, Illinois 60402

SUBJECT TO: (1) Real estate taxes for the year 2019 and subsequent years; (2) Covenants, conditions and restrictions apparent or of record; (3) All applicable zoning laws and ordinances; 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.

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THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 3-21-21 TELLER 

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DATED this 30th day of April ~~May~~ 2021.

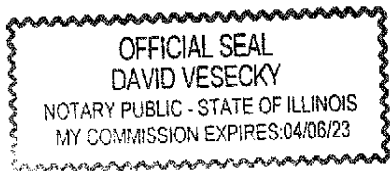
Geremia Balice
Geremia Balice, Co-Trustee of the
Joanne Balice Living Trust dated May 9, 2000

Joanne G. Balice
Joanne G. Balice, Co-Trustee of the
Joanne Balice Living Trust dated May 9, 2000

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Geremia Balice and Joanne G. Balice, Co-Trustees of the Joanne Balice Living Trust dated May 9, 2000, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of APRIL, 2021.



David Veaseck
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)

Geremia Balice 4/30/2021
Grantor or Attorney Date

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (From Ch. 34, par. 3-5020)

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, 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 and hold title to real estate under the laws of the State of Illinois.

GEREMIA BALICE and JOANNE G. BALICE,
Co-Trustees of the Joanne Balice Living Trust
dated May 9, 2000

By: *Geremia Balice*
Geremia Balice, Co-Trustee of the Joanne
Balice Living Trust dated May 9, 2000

GEREMIA BALICE, and JOANNE G. BALICE
Co-Trustees of the Joanne Balice Living Trust
dated May 9, 2000

By: *Joanne G. Balice*
Joanne G. Balice, Co-Trustee of the Joanne
Balice Living Trust dated May 9, 2000

DATED: April 30, 2021

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:

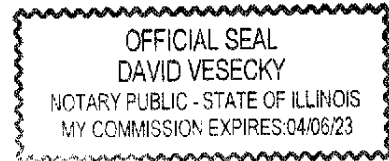
David Vesecky

By the said (Name of Grantor): **GEREMIA BALICE and JOANNE G. BALICE, Co-Trustees of the Joanne Balice Living Trust dated May 9, 2000**

AFFIX NOTARY STAMP BELOW

On this date of: April 30, 2021

NOTARY SIGNATURE: *David Vesecky*



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

1625 S Harlem Ave II, LLC, an Illinois limited liability company

DATED: April 30, 2021

By: *Joanne Balice*
Joanne Balice, Manager

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:

David Vesecky

By the said (Name of Grantee): **1625 S Harlem Ave II, LLC an Illinois limited liability company**

AFFIX NOTARY STAMP BELOW

On this date of: April 30, 2021

NOTARY SIGNATURE: *David Vesecky*

