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WARRANTY DEED



2135529025

Doc# 2135529025 Fee \$88.00

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

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 02:33 PM PG: 1 OF 3

THE GRANTOR, Joanne Cabreira, an unmarried person, of 2804 N. Lakewood Ave., Unit 110, Chicago, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to:

REAL ESTATE TRANSFER TAX 21-Dec-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-29-130-044-1011 | 2021120166-643 | 0-499-489-424

Joanne Cataline Cabreira, Trustee of the Joanne Cataline Cabreira Living Trust, dated June 17, 2021, and any amendments thereto, of 2804 N. Lakewood Ave., Unit 110, Chicago, IL 60614

EXEMPT UNDER PROVISIONS OF E SECTION 31-45, PROPERTY TAX CODE

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

--SEE ATTACHED EXHIBIT A --

6/17/2021
DATE

Richard A. Ma
REPRESENTATIVE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-29-130-044-1011
Address of Real Estate: 2804 N. Lakewood Ave., Unit 110, Chicago, IL 60614

DATED this 17th day of June 2021

Joanne Cabreira

REAL ESTATE TRANSFER TAX		21-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-29-130-044-1011 | 20211201664643 | 2-100-533-904

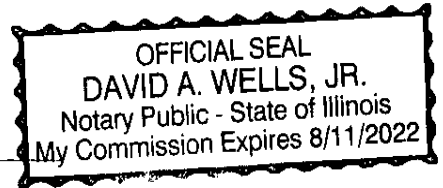
* Total does not include any applicable penalty or interest due.

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 Joanne Cabreira 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 she signed, sealed and delivered the said instrument as her 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 17th day of June 2021

Commission expires 08/11, 2022
NOTARY PUBLIC



This instrument was prepared by, and should be returned to:
David Wells & Associates, P.C., 609 West Addison Street, Unit B, Chicago, IL 60613
Mail future tax bills to:
Joanne Cabreira
2804 N. Lakewood Ave., Unit 110
Chicago, IL 60614

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EXHIBIT A

PARCEL 1:

UNIT 110 IN METALWORKS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

- (A) LOTS 25 TO 30, INCLUSIVE, IN MCCLELLAND'S SUBDIVISION OF THE EAST 2.961 ACRES OF BLOCK 2 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
- (B) LOTS 1 AND 2 IN MCCLELLAND'S SUBDIVISION AFORESAID;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE PARKING SPACE 20, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89113221.

Property of Cook County Clerk's Office

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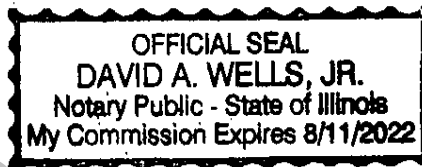
STATEMENT BY GRANTOR AND GRANTEE

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 1/22, 2021

Signature: *Richard A. Moen*
Grantor or Agent

Subscribed and sworn to before me
By the said RICHARD A. MOEN
This 22ND day of JANUARY, 2021
Notary Public *[Signature]*

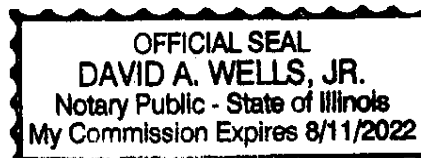


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/22, 2021

Signature: *Richard A. Moen*
Grantee or Agent

Subscribed and sworn to before me
By the said RICHARD A. MOEN
This 22ND day of JANUARY, 2021
Notary Public *[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.)