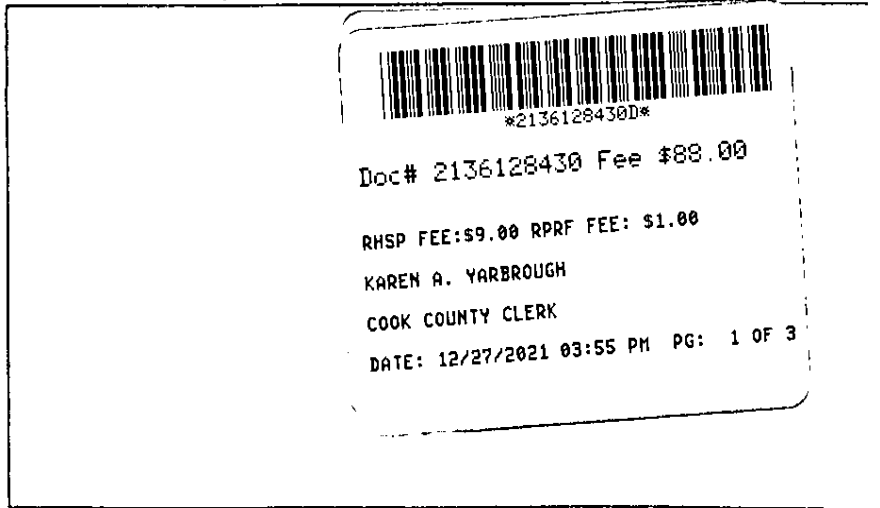


UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)



THE GRANTOR(S)

Chicago Title

Frank Biller, an unmarried man, *PLACE 210384CP 1/2*
for and in consideration of the sum of (\$10) Ten and 00/100 DOLLARS, in hand paid, and pursuant to authority given by the trustee of said trust, CONVEYS and WARRANTS to:
Sharon Gardner

the following described Real Estate situated in the County of _____ in the State of Illinois, to wit:
LEGAL ATTACHED FOR 1705 N Nagle, Chicago, IL. 60707
Permanent Index Number (PIN): 13-31-417-017-0000
Address(es) of Real Estate: 1705 N Nagle, Chicago, IL. 60707

SUBJECT TO: covenants, conditions, and restrictions, of record,
and to General Taxes for 2020 and subsequent years.
In Witness Whereof, said Grantor has caused its name to be signed this 30th day of November, 2021.

[Signature]
Frank Biller

State of Illinois, County of Cook ss,
I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that _____, 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 severally acknowledged that as such 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 30th day of NOVEMBER 2021.

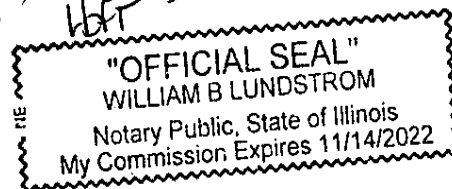
Commission expires 11-14, 2022 *[Signature]*
NOTARY PUBLIC

This instrument was prepared by: Tamara Hannah, Attorney at Law, 1861 North Bissell Street, Chicago, IL 60614

MAIL TO:
SHARON GARDNER
ADD M NAGLE
CHICAGO, IL 60707
Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

← SAME AS LEFT



S Y
P 3
S Y-1
SC
INT TV

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 21ACE210384LP

For APN/Parcel ID(s): 13-31-417-017-0000

LOT 18 IN 1ST ADDITION TO ARTHUR DUMAS' GOLF LINKS SUBDIVISION, BEING A SUBDIVISION OF LOT 1 TO 10 AND 13 TO 24 IN BLOCK 33 IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 21-Dec-2021



COUNTY:	220.00
ILLINOIS:	440.00
TOTAL:	660.00

13-31-417-017-0000 | 20211201678296 | 0-705-731-216

REAL ESTATE TRANSFER TAX 21-Dec-2021



CHICAGO:	3,300.00
CTA:	1,320.00
TOTAL:	4,620.00 *

13-31-417-017-0000 | 20211201678296 | 0-539-925-136

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, William Lindstrom, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

WARRANTY DEED

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

FRANK BILLEN

(print name(s) of executor/grantor)

SHARON GARDNER

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]

Affiant's Signature Above

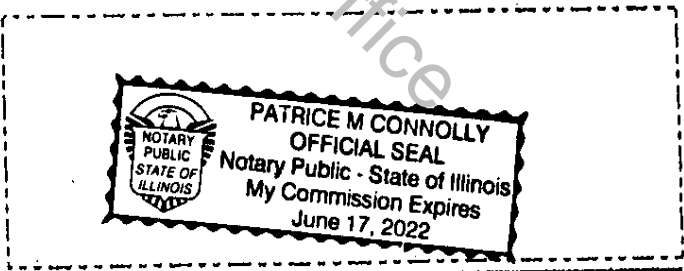
12-21-21

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12/21/21
Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.