



2201416011D

Doc# 2201416011 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2022 11:24 AM PG: 1 OF 4

Warranty Deed

THE GRANTOR,
MARY JANE MCNULTY

in the County of Cook
and State of Illinois

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to:

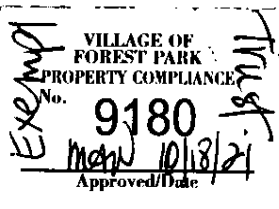
MARY JANE MCNULTY, Surviving Trustee under the TRUST AGREEMENT of THOMAS C. MCNULTY and MARY JANE MCNULTY, dated the 23rd day of March, 2006, the following, to wit:

Lot 212 in E.A. Cummings and Company's Madison Street Addition in Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded December 20, 1890 as Document 1391773, in Cook County, Illinois.

Address of Real Estate: 7710 West Adams Street, Forest Park, Illinois 60130
Permanent Real Estate Index Number: 15-13-105-008-0000

AFFIX TRANSFER STAMP OR

This transfer is exempt from tax under Illinois Compiled Statutes, Chapter 35, Act 200, Section 31-45, Subsection e due to the fact that no consideration changed hands in the transfer. The undersigned hereby swear and affirm under oath and subject to the threat of perjury that no consideration changed hands in this transfer.



Dated this 22 day of August, 2021

Mary Jane McNulty
Mary Jane McNulty
Mary Jane McNulty

S Y
P 4
S Y-1
M Y
SC V
E N
INTEK

REAL ESTATE TRANSFER TAX

12-Jan-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

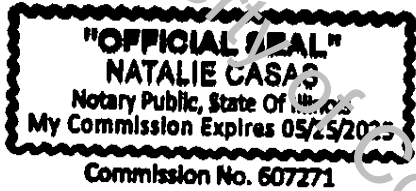
UNOFFICIAL COPY

State of ILLINOIS)
)
 County of Cook) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Mary Jane McNulty**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial seal this 20th day of September, 2021.


 Notary Public



Future Taxes to Grantee's Address (X)
Mary McNulty
 7710 Adams St
 Forest Park, IL 60130

Return this document to:
Mary McNulty
 7710 Adams St
 Forest Park, IL 60130

This Instrument was prepared without examination of title or survey by:

Prepared By:
Edward Eytalis, Attorney at Law
 The Law Office of Edward Eytalis
 106 N. Division
 Carterville, IL 62918
 Phone: (618) 985-2819
 Fax: (618) 985-2733
 e-mail: eytalis@frontier.com
 I.A.R. #06191884

To be effective his instrument must be recorded at the County Courthouse in the County the property is located.

UNOFFICIAL COPY

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

DATED: 10 | 18 | 2021

SIGNATURE: Mary Jane McNulty
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

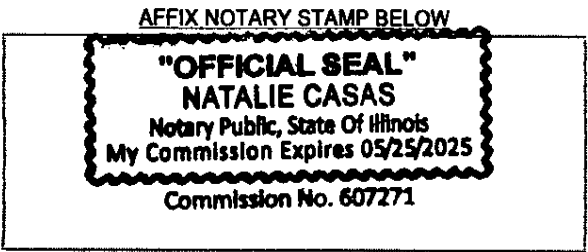
Subscribed and sworn to before me, Name of Notary Public:

Natalie Casas

By the said (Name of Grantor): Mary Jane McNulty

On this date of: 10 | 18 | 2021

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

DATED: 10 | 18 | 2021

SIGNATURE: Mary Jane McNulty
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

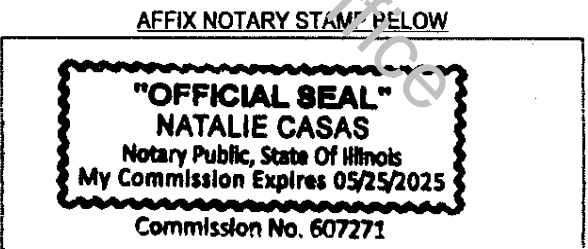
Subscribed and sworn to before me, Name of Notary Public:

Natalie Casas

By the said (Name of Grantee): Mary Jane McNulty

On this date of: 10 | 18 | 2021

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Mary Jane McNulty, being duly sworn on oath, states that Mary Jane McNulty resides at 7716 West Adams, Forest Park, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that Mary Jane McNulty makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mary Jane McNulty

SUBSCRIBED and SWORN to before me

this 20th day of September, 2021.

[Signature]

