

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 2201425000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/14/2022 09:22 AM Pg: 1 of 3

MAIL TO: Sharon Zogal  
10020 S. Western Ave  
Chicago IL 60643

Dec ID 20211201682633

City Stamp 2-032-744-080

Name & Address of Taxpayer  
63 E 43<sup>rd</sup> Street LLC  
1556 W. 100<sup>th</sup> Place  
Chicago IL 60643

**THE GRANTOR(S) JAMES J. SHEPHERD and LILLIAN SHEPHERD, husband and wife,** of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100--  
----- DOLLARS and other good and valuable considerations in hand paid.

**CONVEYS AND WARRANTS TO: 63 E 43<sup>RD</sup> STREET, L.L.C.,** an Illinois limited liability company, of 1556 W 100<sup>th</sup> Place, Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOTS 1 AND 4 IN BLOCK 2 IN L.W. STONE'S SUBDIVISION OF THE EAST 20 ACRES OF THE NORTH 30 ACRES OF THE NORTH 30 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2021 and subsequent years;

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, forever.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s) 20-03-301-013-0000  
Address of Property: 63 E. 43<sup>rd</sup> St., Chicago, Illinois 60653 a/k/a  
4300-06 S Michigan Ave., Chicago, IL 60653

### REAL ESTATE TRANSFER TAX

12-Jan-2022



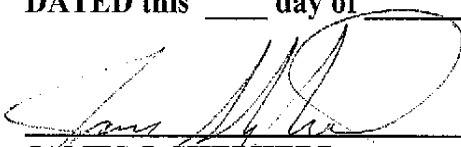
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

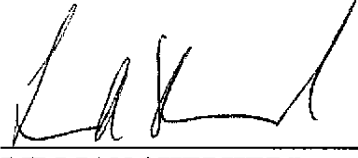
20-03-301-013-0000 | 20211201682633 | 2-032-744-080

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

# UNOFFICIAL COPY

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 202.

  
\_\_\_\_\_  
JAMES J. SHEPHERD (SEAL)

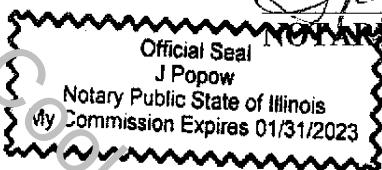
  
\_\_\_\_\_  
LILLIAN SHEPHERD (SEAL)

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 JAMES J. SHEPHERD, a married man, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

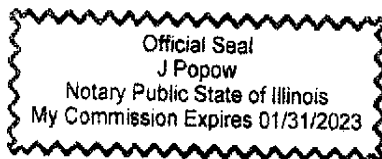
GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 23 day of Dec, 2022.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

  
\_\_\_\_\_  
NOTARY PUBLIC

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LILLIAN SHEPHERD, a married woman, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 23 day of Dec, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

SHARON A. ZOGAS & ASSOCIATES, LTD.  
10020 South Western Avenue  
Chicago, IL 60643

COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF REAL ESTATE TRANSFER TAX ACT.

11/1/22  
\_\_\_\_\_  
(DATE)

Buyer, Seller or Representative

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR/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 an 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: January 6, 2022

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 6 day of January, 2022.

[Handwritten Signature]  
Notary Public



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 the laws of the State of Illinois.

Date: January 6, 2022

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribe and sworn to before me by the said Agent this 6 day of January, 2022

[Handwritten Signature]  
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)