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Doc#: 2202749273 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2022 04:01 PM Pg: 1 of 4

Dec ID 20220101605821

City Stamp 0-869-629-584

Commitment Number: IL21106444

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605. File Number: IL21106444.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

Mail Tax Statements To: **Danelle Boskovich and Jacob Miller: 3762 N HARDING AVE., CHICAGO, IL 60618**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-23-116-021-0000**

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Danelle Boskovich married, hereinafter grantor, whose tax-mailing address is **3762 N HARDING AVE., CHICAGO, IL 60618**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Danelle Boskovich** and **Jacob Miller**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **3762 N HARDING AVE., CHICAGO, IL 60618**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: LOTS 1 AND 2 AND THE NORTH 20 FEET OF LOT 3 IN BLOCK 5 IN S. E. GROSS' BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address is: 3762 N HARDING AVE., CHICAGO, IL 60618

Prior instrument reference: 2103212084

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

REAL ESTATE TRANSFER TAX

	CHICAGO:	24 Jan-2022
	CTA:	0.00
	TOTAL:	0.00
13-23-116-021-0000	20220101605821	0-869-629-584

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

Property of Cook County Clerk's Office

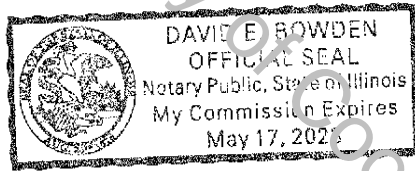
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Executed by the undersigned on December 23, 2021:

Danelle Boskovich
Danelle Boskovich

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on December 23, 2021 by **Danelle Boskovich** who is ~~personally known to me~~ or has produced Illinois driver's license as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.



David E. Bowden
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 12-23-2021

D Boskovich
Buyer, Seller or Representative

COOK County Clerk's Office

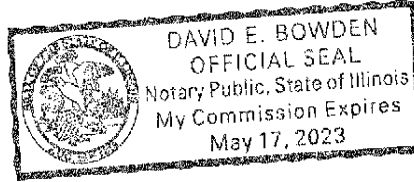
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 December 23, 2021

David E. Bowden
Signature of Grantor or Agent



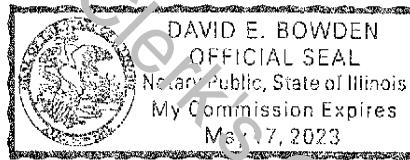
Subscribed and sworn to before
Me by the said Danette Boskovich
this 23rd day of December,
2021

NOTARY PUBLIC David E. Bowden

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 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.

Date December 23, 2021

Danette Boskovich
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Danette Boskovich
This 23rd day of December,
2021

NOTARY PUBLIC David E. Bowden

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)