

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

The Law Offices of Max Elliott,
Ltd.
500 N. Michigan Ave., Suite 600
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Eric J. Brown, Trustee
2039 W. Cortland Street
Chicago, IL 60647



22027220590

Doc# 2202722059 Fee \$88.00

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

KAREN A. YARBROUGH


COOK COUNTY CLERK

DATE: 01/27/2022 03:30 PM PG: 1 OF 5

RECORDER'S STAMP



THE GRANTORS, JANET S. BROWN and ERIC J. BROWN, as husband and wife OWNERS in tenancy by the entirety and not joint tenants with rights of survivorship and not tenants in common, of the City of CHICAGO, County of Cook, State of Illinois, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEY and WARRANT and TRANSFER all right, title, and interest held by GRANTORS in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 2039 West Cortland Street, Chicago, Illinois 60647 duly recorded on April 27, 2018 at the Cook County Recorder of Deeds office, Document Number 1811791253 to ERIC J. BROWN, as TRUSTEE and GRANTEE, of the ERIC JONATHAN BROWN REVOCABLE LIVING TRUST, dated October 26, 2018, of Chicago, Illinois, County of Cook, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2018 shall be prorated between GRANTORS and GRANTEE as of the date of the recording of this deed. Send all tax statements to Grantees.

REAL ESTATE TRANSFER TAX	27-Jan-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-31-315-013-0000 | 20220101610341 | 0-878-592-400

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

REAL ESTATE TRANSFER TAX	27-Jan-2022
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-31-315-013-0000 | 20220101610341 | 0-120-275-344

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LEGAL DESCRIPTION

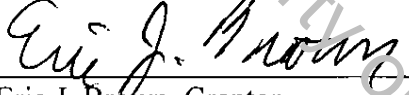
LOT 14 IN BLOCK 9 IN PIERCE'S ADDITION TO HOLSTEIN IN THE
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

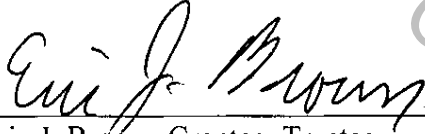
Property Index Number (PIN): 14-31-315-013-0000

PROPERTY COMMONLY KNOWN AS: 2039 West Cortland Street, Chicago, Illinois 60647.

Dated this 26th day of October, 2018


Janet S. Brown, Grantor


Eric J. Brown, Grantor


Eric J. Brown, Grantee, Trustee

PROPERTY OF COOK COUNTY CLERK'S OFFICE

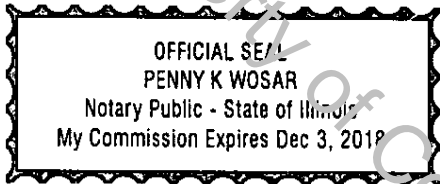
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NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT JANET S. BROWN is personally known to me to be the same person whose name is subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26 day of October, 2018.



Penny K Wosar
 Notary Public

My commission expires 12-3-18

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:

The Law Offices of Max Elliott, Ltd.
 500 N. Michigan Ave., Suite 600
 Chicago, Illinois 60611

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

Date: 10-26-18

Max Elliott
 Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

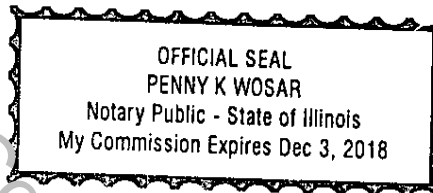
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 October 26 2018

Signature: Eric J Brown
As Grantor

Subscribed and sworn to me
By the said Eric J Brown
This 26 day of October 2018
Notary Public Penny K Wosar



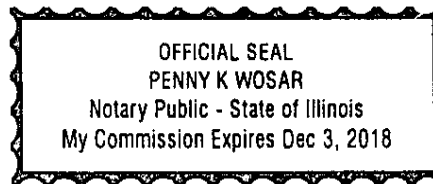
Penny K Wosar

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Dated October 26 2018

Signature: Eric J Brown
As Grantee

Subscribed and sworn to me
By the said Eric J Brown
This 26 day of October 2018
Notary Public Penny K Wosar



Penny K Wosar

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 a Class A misdemeanor for subsequent offenses.

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STATEMENT BY GRANTOR AND GRANTEE

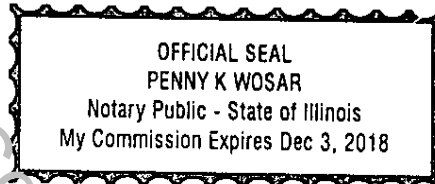
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Dated October 26 2018

Signature: *Janet S. Brown*
As Grantor

Subscribed and sworn to me
By the said Janet S Brown
This 26 day of October, 2018
Notary Public Penny K Wosar



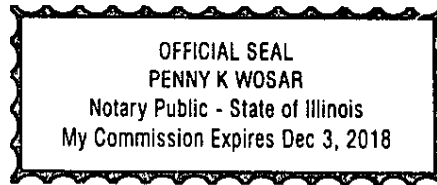
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Dated October 26 2018

Signature: *Eric J Brown*
As Grantee

Subscribed and sworn to me
By the said Eric J Brown
This 26 day of October, 2018
Notary Public Penny K Wosar



Penny K Wosar

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 a Class A misdemeanor for subsequent offenses.