

AFF 2117510113

UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual)

Doc#: 2204933029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2022 09:22 AM Pg: 1 of 3

Dec ID 20220201615346
ST/CO Stamp 0-134-508-944
City Stamp 0-133-411-216

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Sisters of Charity of the Blessed Virgin Mary, an Iowa not-for-profit corporation,

(The Above Space for Recorder's Use Only)

of the City of Dubuque of the State of Iowa, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE:

Kirkwood Investment Group, LLC
4805 N. Claremont, No. 403, Chicago, IL 60625

the following described Real Estate situated in the County of Cook, in the State of *Illinois*, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 13-08-421-055 0000
Address of Real Estate: 5552-56 W. Edmunds Ave., Chicago, IL 60630

DATED this 7th day of February, 2022.

(SEAL)

(SEAL)

Alan Stache, treasurer for Sisters of Charity of the Blessed Virgin Mary

(SEAL)

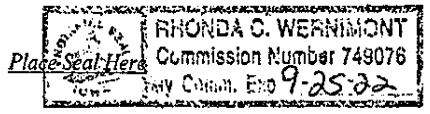
(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Alan Stache, treasurer for Sisters of Charity of the Blessed Virgin Mary, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of February, 2022.

Commission expires May 22, 2024

NOTARY PUBLIC



This instrument was prepared by: Brian Owen, 1107 W. North Shore Ave. 2E, Chicago, IL 60626.

UNOFFICIAL COPY**Legal Description**

of premises commonly known as 5552-56 W. Edmunds Ave., Chicago, IL 60630

LOT 18 IN BLOCK 59 IN THE VILLAGE OF JEFFERSON, IN SECTIONS 8, 9 AND 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 09-Feb-2022

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-03-421-055-0000 | 20220201615346 | 0-133-411-216

REAL ESTATE TRANSFER TAX 09-Feb-2022

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-08-421-055-0000 | 20220201615346 | 0-134-508-944

Exempt under provisions of Paragraph B
35 ILCS 200/31-45, Property Tax Code
1/7/22
Date Buyer, Seller or Representative

MAIL TO:

Brian Owen
1107 W. North Shore Ave. 2E
Chicago, IL 60626

SEND SUBSEQUENT TAX BILLS TO:

Kirkwood Investment Group, LLC
4805 N. Claremont # 403
Chicago, IL 60625

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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: Feb 17, 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

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

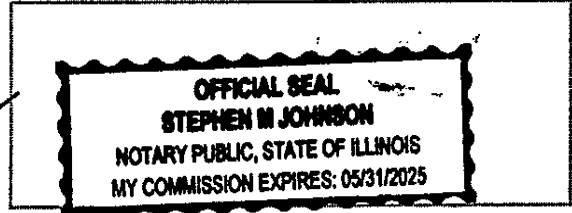
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: Feb 17, 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: Feb 17, 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

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

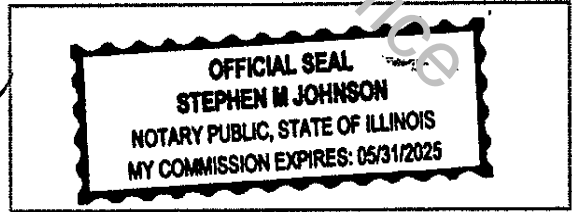
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: Feb 17, 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**