

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

1 of 1
TRULY
TITLE
22007494-20



THE GRANTOR, Cherry P. Brown, a widowed woman, for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration to her in hand paid, CONVEYS and WARRANTS to Cherry P. Brown, as Trustee of the CB Family Living Trust u/t/a 2-23-22, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* 1800 W. ROSCOE ST # 530
CHG, IL. 60657


See the attached Exhibit A, Legal Description.

PIN: 14-19-412-019-1132 and 14-19-412-019-1210

Property Address: 1800 West Roscoe Street, Unit 530, P-78, Chicago, IL 60657



SUBJECT TO: SUBJECT TO: 1) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING; 2) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; 2) BUILDING LINES AND EASEMENTS, IF ANY, AS LONG AS ANY OF THE FOREGOING DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

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 said premises.

REAL ESTATE TRANSFER TAX	02-MAR-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-19-412-019-1132 | 20220301640014 | 1-962-689-936

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

REAL ESTATE TRANSFER TAX	02-Mar-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-19-412-019-1132 | 20220301640014 | 0-429-491-600

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms and verifies that the name of the Grantee shown on the Warranty Deed is either a natural person, an Illinois corporation, family limited partnership or an estate planning trust, 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: February 25, 2022

By: Cherry P. Brown
Cherry P. Brown / Grantor

SUBSCRIBED AND SWORN

to before me on this 25th day
of February, 2022

Hava Weissberg
NOTARY PUBLIC



The Grantee or its agent affirms (na... to the best of her knowledge, the name of the Grantor shown on the Warranty Deed is either a natural person, an Illinois corporation, family limited partnership or an estate planning trust, 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.

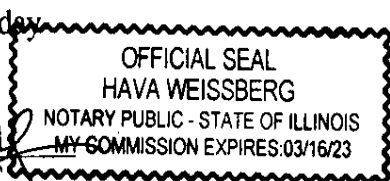
Dated: February 25, 2022

By: TRUSTEE Cherry P. Brown
CB Family Living Trust u/v/a 2-23-22/Grantee

SUBSCRIBED AND SWORN

to before me on this 25th day
of February, 2022

Hava Weissberg
NOTARY PUBLIC



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 real Estate Transfer Tax Act).

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EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

UNIT 530 AND P-78 IN ROSCOE VILLAGE LOFTS CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 45 (EXCEPT THAT PARK CONVEYED TO THE NORTHWESTERN ELEVATED RAILROAD) AND LOTS 64 AND 84, BOTH INCLUSIVE, IN BLOCK 38 IN C.J. FORDS SUBDIVISION BLOCKS 27, 28, 37, AND 38 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 93223608 TOGETHER UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 14-19-412-019-1137

PIN: 14-19-412-019-1210

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IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on this 25th day of February, 2022.

Cherry P. Brown
Cherry P. Brown

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 Cherry P. Brown, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 official seal, this 25th day of February, 2022.

Hava Weissberg
(Notary Public)



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Prepared By:

Ariel Weissberg, Esq.
Weissberg and Associates, Ltd.
564 W. Randolph St., 2nd Floor
Chicago, Illinois, 60661

Name & Address of Taxpayer:

CB Family Living Trust u/t/a 2-23-22
1800 West Roscoe Street, Unit 530, P-78
Chicago, IL 60657

Mail To:

CB Family Living Trust u/t/a 2-23-22
1800 West Roscoe Street, Unit 530, P-78
Chicago, IL 60657

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