

UNOFFICIAL COPY

Doc#: 2206207333 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 09:22 AM Pg: 1 of 4

WARRANTY DEED

JT-22-2210

MAIL TO:

Robert S. Bell, Jr.
Attorney at Law
111 W. Washington Street
Suite 920
Chicago, Illinois 60602

Dec ID 20220101612238

City Stamp 0-434-472-336

SEND SUBSEQUENT TAX BILLS TO:

Ms. Joanne M. Charron
5857 W. Ainslie
Chicago, IL 60630

The GRANTOR, CHARLES NICHOLS, an unmarried man, residing at 5857 W. Ainslie, in and of the city of Chicago, County of Cook, State of Illinois for the consideration of ten and 00/XX Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS TO THE GRANTEE, JOANNE M. CHARRON, an unmarried woman, residing at 5857 W. Ainslie, Chicago, Illinois, in the form of ownership, SOLE OWNERSHIP as an individual, all of Grantors' interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE LEGAL ATTACHED.

Commonly known as: 5857 W. Ainslie, Chicago, Illinois 60630

P.I.N.: 13-08-426-006-0000

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for first installment ~~2015~~ and subsequent years.

2014

And said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

Dated this 14 day of January, 2015



CHARLES NICHOLS

REAL ESTATE TRANSFER TAX

02-Mar-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-08-426-006-0000 | 20220101612238 | 0-434-472-336

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

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHARLES NICHOLS, 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

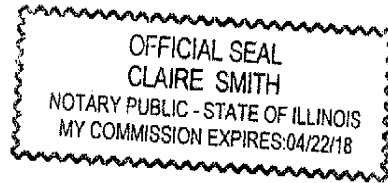
Given under my hand and notarial seal, this 14th day of January, 2015.

Claire Smith
Notary Public

My commission expires April 22, 2018.

Name and Address of Preparer:

Robert S. Bell, Jr.
Attorney at Law
111 W. Washington Street
Suite 920
Chicago, Illinois 60602
312-498-7181



EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER ACT
DATE: January 16 2015

[Signature]
Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

STREET ADDRESS: 5857 W AINSLIE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-03-426-006-0000

LEGAL DESCRIPTION:

THAT PART OF LOT ONE (1) IN AUGUST W. SCHNELL'S RESUBDIVISION (HEREINAFTER DESCRIBED) FALLING IN ORIGINAL LOT 10 IN BLOCK 3 IN FREE'S ADDITION IN AUGUST W. SCHNELL'S RESUBDIVISION OF LOTS 586 TO 587 IN WILLIAM ZELOSKY'S COLONIAL GARDENS SUBDIVISION OF THE WEST FRACTIONAL QUARTER (1/4) OF THE SOUTHEAST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 8, 9 AND 10 IN BLOCK 3 IN FREE'S ADDITION TO THE VILLAGE OF JEFFERSON IN THE SOUTHEAST QUARTER (1/4) LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP AND RANGE AFOREMENTIONED.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 01 | 26 | 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): [Signature]

On this date of: 01 | 26 | 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: 01 | 26 | 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): [Signature]

On this date of: 01 | 26 | 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)**)