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2208757003

Doc# 2208757003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2022 09:46 AM PG: 1 OF 5

Recording Requested by:
When Recorded Mail To:
Name: *Patricia Jennings Gary*
Mailing Address:
City: *2705 S. Michigan Ave.*
State: *Chicago, IL 60616*
Zip Code:

Above Space For Recordors Use

WARRANTY DEED

GRANTORS (Names, Address):

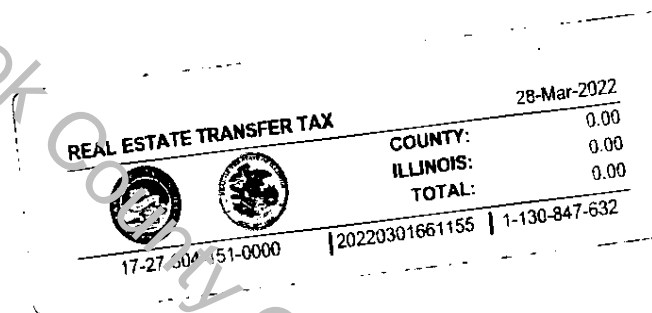
HERMAN Z GARY
PATRICIA JENNINGS-GARY

2705 S MICHIGAN AVE.
CHICAGO, ILLINOIS 60616

GRANTEES (Name, Address):

HERMAN Z GARY
PATRICIA JENNINGS-GARY

2705 S MICHIGAN AVE.
CHICAGO, ILLINOIS 60616
As Trustees of GARY FAMILY TRUST



Property Legal Description:

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord 93-0-27 par. E

Date 3/28/22 Sign. John Poul

For valuable consideration, Grantors:

Conveys to Grantees all right, title, and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on effective date;

Covenants that Grantors are seized of Subject Real Property and that the Grantees shall quietly enjoy Subject Real Property;

Warrants the title against all persons whomsoever, subject to matters above set forth and warrants that Grantors will execute or procure any further necessary assurance of title.

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Grantors further covenants for Grantees and successors of Grantees its further assurance of this grant and of the aforesaid warranties and covenants.

WITNESS Grantors' hands this 12th day of February 2022

Herman Z Gary
HERMAN Z GARY, Grantor

Patricia Jennings-Gary
PATRICIA JENNINGS-GARY, Grantor

NOTARY ACKNOWLEDGMENT

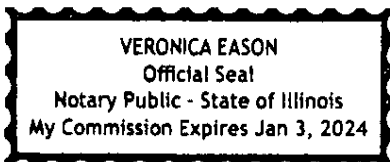
STATE OF: ILLINOIS

COUNTY OF: COOK

On this 12th day of February, 2022, before me, the undersigned, a notary public in and for said state personally appeared HERMAN Z GARY and PATRICIA JENNINGS-GARY personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or entity upon behalf of which the persons acted, executed instrument.

Prepared by: Joshua Pondexter
18133 Dixie Hwy
Unit C
Hornwood, IL 60430

WITNESS my hand and official seal.



Veronica Eason
Notary Public

Veronica Eason
Printed Name

My Commission Expires:

Jan 3, 2024

Commission # 819791

REAL ESTATE TRANSFER TAX		28-Mar-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



17-27-304-151-0000 | 20220301661155 | 2-086-722-960

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

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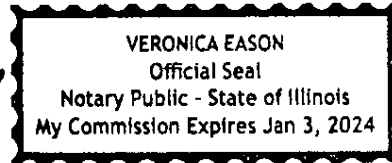
STATEMENT BY GRANTOR AND GRANTEE

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 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 February 12th, 2022

Signature: Heeman Z Gary
Patricia Jennings-Gary
Grantor or Agent

Subscribed and sworn to before me
By the said Heeman Z Gary & Patricia Jennings-Gary
This 12 day of Feb 2022
Notary Public Veronica Eason

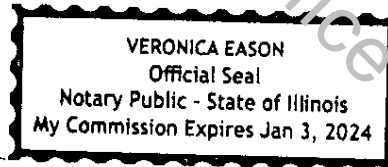


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date February 12th, 2022

Signature: Heeman Z Gary
Patricia Jennings-Gary
Grantee or Agent

Subscribed and sworn to before me
By the said Heeman Z Gary & Patricia Jennings-Gary
This 12th day of Feb 2022
Notary Public Veronica Eason



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 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.)

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EXHIBIT A

PARCEL I.D: 17-27-304-151-000

PARCEL 1:

THE EAST 20.17 FEET OF THE WEST 109.18 FEET OF THE NORTH 82.0 FEET OF A TRACT OF LAND BEING THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 27. TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 531.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 801 AFORESAID, WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 11, 60.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 9 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO POINT ON THE SOUTH LINE OF LOT 13, 60.0 FEET EAST SOUTHWEST CORNER THEREOF OF LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 IN CANAL TRUSTEES SUBDIVISION AFORESAID, THENCE NORTH ALONG THE LAST DESCRIPTION PARALLEL LINE TO A POINT ON A LINE DRAWN 200.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID ; THENCE EAST ALONG SAID PARALLEL LINE TO A POINT ON THE WEST LINE OF VACATED SOUTH INDIANA AVENUE. BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 88 AND 89 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF

VACATED SOUTH INDIANA AVENUE TO A POINT ON A LINE DRAWN THROUGH THE PLACE OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION. AFORESAID; THENCE WEST ALONG SAID PARELLEL LINE THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL: 2

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 20531445 AND AS SUPPLEMENTED BY DOCUMENT NUMBER 20922570; AS AMENDED BY DOCUMENT NUMBER 21036220, COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office