


UNOFFICIAL COPY

Doc#: 2209145120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2022 03:19 PM Pg: 1 of 5

Dec ID 20220301668365

City Stamp 0-058-162-576

REAL ESTATE TRANSFER TAX	31-Mar-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-29-124-012-0000 | 20220301668365 | 0-058-162-576

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

Commitment Number: 29247332
Seller's Loan Number: 1392829887

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: James R. Nelson Trust Dated January: 1541 W George St,
CHICAGO, IL 60657

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-29-124-012

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

James Reid Nelson, as surviving spouse of Colleen T. Shaughnessy, whose mailing address is 1541 W George St, CHICAGO, IL 60657, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to James R. Nelson, Trustee of The James R. Nelson Trust Dated January 30, 2017, hereinafter grantee, whose tax mailing address is 1541 W George St, CHICAGO, IL 60657, the following real property:

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

LOT 17 IN SUBDIVISION OF BLOCK 5 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property Address is: 1541 W George St, Chicago, IL 60657

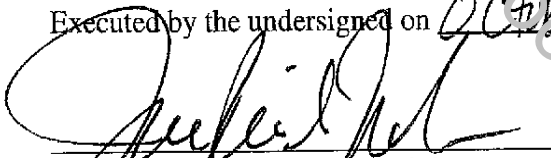
Prior instrument reference: 99518732



Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

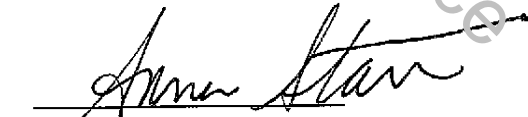
Executed by the undersigned on October 20, 2021:

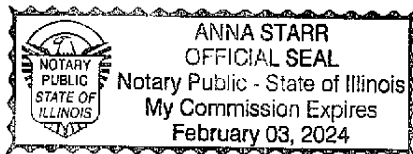

James Reid Nelson, as surviving spouse of Colleen T. Shaughnessy

REAL ESTATE TRANSFER TAX		25-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-124-012-0000	20220201614879	1-986-316-944

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on October 20, 2021 by **James Reid Nelson, as surviving spouse of Colleen T. Shaughnessy** who are personally known to me or have produced USA PASS PORT as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

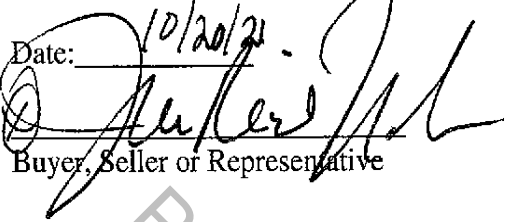


UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 35 ILCS 200/31-45(e);, Property Tax Code.

Date: 10/20/21

Buyer, Seller or Representative

Property of Cook County Clerk's Office

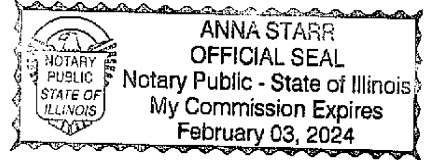
UNOFFICIAL COPY

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 land trust is either a natural person, and 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 10/20/21, 2021

[Signature]
Signature of Grantor or Agent



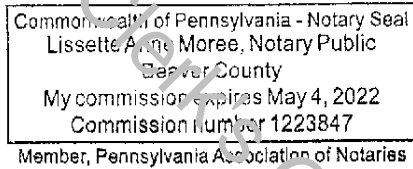
Subscribed and sworn to before
Me by the said [Signature]
this 20 day of October,
2021.

NOTARY PUBLIC [Signature]

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 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.

Date 12-15, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said [Signature]
This 18th day of December,
2021.

NOTARY PUBLIC [Signature]

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 Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF Illinois)

DOCUMENT NUMBER _____

COUNTY OF Cook) SS

I, (Name) James Reid Nelson being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 1541 W George St, Chicago, IL 60657, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

[Signature]
(Signature)

SUBSCRIBED and SWORN to before me this 20 day of Oct, 2021

NOTARY: [Signature]
(seal)

