

UNOFFICIAL COPY

Doc#. 2211001271 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/20/2022 12:05 PM Pg: 1 of 5
Dec ID 20211001602430
City Stamp 1-496-914-832

Prepared By:

Sarah Buck
Hays Firm LLC
200 N. LaSalle St, Ste 2150
Chicago, IL 60601

Mail Tax Bills To:

Kevin Ogorzalek, Trustee
Heather Sullivan, Trustee
4445 N. Richmond St.,
Chicago, IL 60625

GENERAL WARRANTY DEED

This Deed, made and entered into on March 3, 2021, by and between **Grantors:** Kevin Ogorzalek and Heather Sullivan, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety; **Grantees:** Kevin Ogorzalek, as trustee of the Kevin Ogorzalek Living Trust and Heather Sullivan, as the trustee of the Heather Sullivan Living Trust, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety.

Mailing Address of the Grantees: 4445 N. Richmond St., Chicago, IL 60625

Witnesseth, that the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantees, the following described Real Estate, situated in the County of Cook and State of Illinois, to-wit:

The Property commonly known as: 2300 W. Wabansia Ave, Unit 229, Chicago, IL 60647

PIN: 14-31-319-029-1064 and 14-31-319-029-1208

See the Legal Description attached hereto as Exhibit A.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantees and to the heirs and assigns of such Grantees forever.

The Grantors hereby covenanting that Grantors and the heirs, executors, administrators, and assigns of such Grantors, shall and will **Warrant and Defend** the title to the premises unto the Grantees, and to the heirs and assigns of such Grantees forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

UNOFFICIAL COPY

In Witness Whereof, the Grantors has or have hereunto set his hand or hands the day and year first above-written.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this March 3, 2021


Kevin Ogorzalek

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

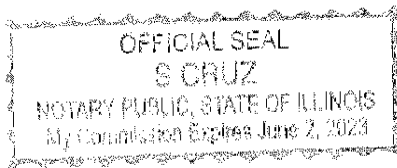
Dated this March 3, 2021

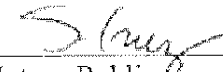

Heather Sullivan

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On March 3, 2021 before me personally appeared Kevin Ogorzalek and Heather Sullivan, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, the day and year first above written.




Notary Public
My Commission Expires: June 2, 2023

Return Recorded Document to:
Sarah Buck
Hays Firm LLC
200 N. LaSalle St, Ste 2150
Chicago, IL 60601

This transfer is exempt under the provisions of Paragraph (e) of 35 ILCS 200/31-45.

UNOFFICIAL COPY

Exhibit A


UNIT 229 AND PARKING UNIT P-95 IN THE CLOCK TOWER LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 34 TO 47, BOTH INCLUSIVE IN ISHAMS RESUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96656883, TOGETHER WITH AN UNDIVIDED PERCENTAGE OF THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	19-Apr-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-31-319-029-1004 | 20211001602430 | 1-496-914-832

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

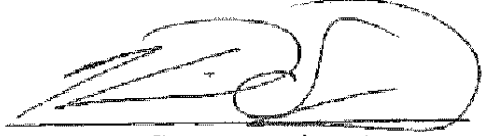
Property of Cook County Clerk's Office

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 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 3, 2021


Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Kevin Ogorezack
This 3rd day of March, 2021
Notary Public S. Cruz

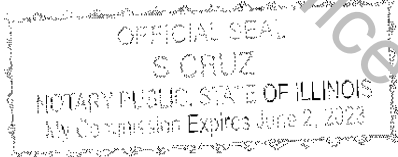


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/3, 2021

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Kevin Ogorezack
This 3rd day of March, 2021
Notary Public S. Cruz



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.)