

WARRANTY DEED **UNOFFICIAL COPY**

THE GRANTORS, JOHN F. THOMAS, married to MARITA THOMAS,

Doc#. 2211018127 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/20/2022 09:33 AM Pg: 1 of 4

Dec ID 20220401684433

City Stamp 0-115-846-032

of the City of Chicago, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANTY to **JOHN THOMAS or MARITA THOMAS, not individually but as trustees of the JOHN THOMAS AND MARITA THOMAS LIVING TRUST dated March 29, 2022**, 4945 S. Vincennes Ave., Chicago, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

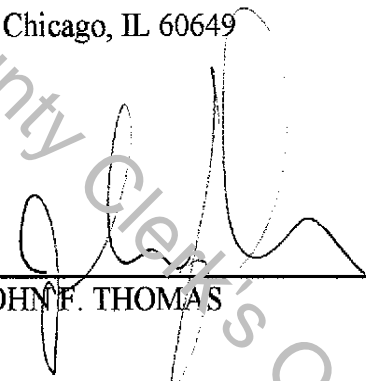
SEE LEGAL DESCRIPTION ATTACHED HERETO

Permanent Real Estate Index Number(s): 20-24-430-011-1018

Address(es) of Real Estate: 7043 S. Oglesby Ave., Unit 37M, Chicago, IL 60649

THIS IS NOT HOMESTEAD PROPERTY

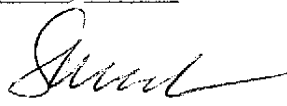
Dated this 29<sup>th</sup> day of March, 2022

  
\_\_\_\_\_  
JOHN F. THOMAS

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that JOHN F. THOMAS, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that grantor signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of March, 2022

  
\_\_\_\_\_  
Notary Public



**UNOFFICIAL COPY**

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: JOHN THOMAS and MARITA THOMAS, 4945 S. Vincennes Ave., Chicago, Illinois 60615.

or Recorder's Office Box No. \_\_\_\_\_

Send Subsequent Tax Bills To: JOHN THOMAS and MARITA THOMAS , 4945 S. Vincennes Ave., Chicago, Illinois 60615.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph e, Section 4,  
Real Estate Transfer Act  
Date: 3-29-22

Prepared By:  
Shannon M. Heilman  
7246 W. Touhy Ave.  
Chicago, Illinois 60631

Signature: \_\_\_\_\_  


REAL ESTATE TRANSFER TAX	18-Apr-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-24-430-011-1018 | 20220401684433 | 0-115-846-032

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



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STREET ADDRESS: 7043 S. OGLESBY AVE UNIT 37M  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 20-24-430-001--006

**LEGAL DESCRIPTION:**

UNIT 37-M IN LAKESHORE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 4 AND CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 5, BOTH IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00538112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

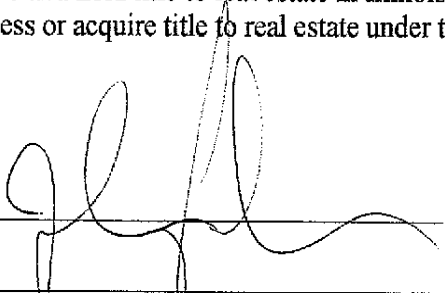
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

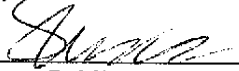
The Grantor or his Agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate 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: March 29, 2022

Signature(s):

  
\_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me this  
29<sup>th</sup> day of March, 2022

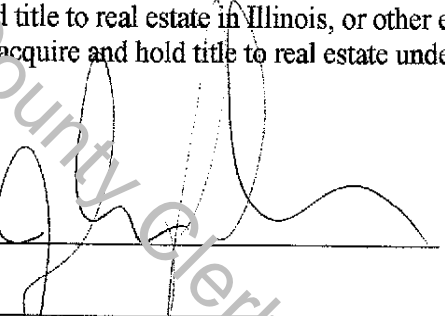
  
\_\_\_\_\_  
Notary Public



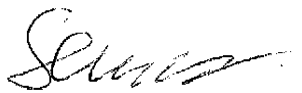
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 29, 2022

Signature(s):

  
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me this  
29<sup>th</sup> day of March, 2022

  
\_\_\_\_\_  
Notary Public



Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).