UNOFFICIAL COPY

WARRANTY DEED Statutory (1L)

PREPARED BY AND MAIL TO:

Daniel J. McCarthy III GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC & HOFF, LTD. ATTORNEYS AT LAW 835 McClintock Drive, Second Floor Burr Ridge, IL 60527 Phone: (630) 655-6000

MAIL TAX BILL TO:

Robert Hocking Kristine Hocking 235 Washington Ave. La Grange, IL 60525 Doc#. 2211504153 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/25/2022 08:53 AM Pg: 1 of 3

Dec ID 20220401692040

(The Above Space For Recorder's Use Only)

The Grantor, MODIMBY, LLC, an Tinnois limited liability company, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ROBERT HOCKING and KRISTINE HOCKING, has paid and wife, as joint tenants with rights of survivorship, of 4936 Montgomery Avenue. Downers Grove, 11, 69515, Grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 31 AND 32 IN BLOCK 14 IN IRA BROWN'S ADDITION TO LAGRANGE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 4. TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-04-237-019-0000 and 18-9/2 237-020-0000

Property Address: 235 Washington Avenue, La Grange, W. 60525

To have and to hold the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth below hereto and made a part hereof. Grantor shell warrant and forever defend the right, title and interest to the Property unto Grantee against the claims could persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not due and payable at the time of closing.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Granto 2022.	r has executed this	Warranty	Deed, this <u>c2t</u>	∫ day of
MODIMBY, LLC,				
an Illinois limited liability company				
Scott Sanders, Manager				
Exempt under provisions of Paragraph (e) of Sect	tion 31-45 of the Rea	I Estate Tra	ınsfer Tax Act.	
/hr/h	Dated: $4-26$	1-20	3,2	
STATE OF ILLINO'S)				
COUNTY OF C O O K) S.S.				
0.0				

1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Sanders, Managor of MODIMBY, LLC an Illinois limited liability company, personally known to me to be the same parson whose name is subscribed to the foregoing instrument, appeared before me this day in person, and a knowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth, including the release and vaiver of the right of homestead.

GIVEN under my hand and official seal, this 25 day of 1

Notary Public

OFFICIAL SEAL KIMBERLY A. MACEJAK NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/11/2025

1751164.1

2211504153 Page: 3 of 3

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: April 21, 2022

Grantor or Agent

Subscribed and swerp to before me

this 21st day of April, 20%

Notary Public

OFFICIAL SEAL
KIMBERLY A. MACEJAK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/11/2025

The grantee or their agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural ρ assons, 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: April 21, 2022

By:

Grantee or Agent

Subscribed and sworn to before me this 21st day of April, 2022 \

Nomadoublic

OFFICIAL SEAL
KIMBERLY A. MACEJAK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/11/2026

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.)