

UNOFFICIAL COPY

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

WARRANTY DEED Statutory (IL)

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

(The Above Space For Recorder's Use Only)

The Grantor, **MODIMBY, LLC, an Illinois 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 consideration in hand paid, CONVEYS and WARRANTS to **ROBERT HOCKING and KRISTINE HOCKING, husband and wife**, as joint tenants with rights of survivorship, of 4936 Montgomery Avenue, Downers Grove, IL 60515, 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 18-04-237-020-0000

Property Address: 235 Washington Avenue, La Grange, IL 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 shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all 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]

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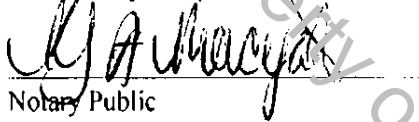
STATEMENT BY GRANTOR AND GRANTEE

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

By: 
Grantor or Agent

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


Notary Public

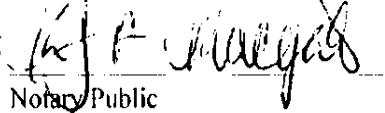


The **grantee** or their agent affirms and verifies that the names of the **grantees** shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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

By: 
Grantee or Agent

Subscribed and sworn to before me
this 21st day of April, 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 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.)