

UNOFFICIAL COPY

2022-01387-PT

WARRANTY DEED (TRUST TO INDIVIDUALS)

Doc#: 2211801077 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2022 07:24 AM Pg: 1 of 3

THE GRANTOR, Mark R. Donatelli, as Successor Trustee of Catherine Reardon Trust dated April 9, 2015,

Dec ID 20220401697318
ST/CO Stamp 0-537-175-952
City Stamp 1-271-342-992

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid,

CONVEYS AND WARRANTS to

James G. Nealis and Marie H. Nealis,
husband and wife, as joint tenants,
4438 W. 117th Street, Alsip, IL 60658,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number(s): 24-14-109-040-0000 Exempt under provisions of Paragraph E
Address of Real Estate: 10538 S. Hamlin Ave., Chicago, IL 60655 Section 31-45 of the Real Estate Transfer Tax Act

DATED this 25th day of April, 2022.

4-25-2022
Date Buyer, Seller, or Representative


(SEAL)
Mark R. Donatelli, as Successor Trustee of the Catherine Reardon Trust dated April 9, 2015

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 Mark R. Donatelli is personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 25th day of April, 2022.




Notary Public

Prepared by: Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

Mail To:
Donatelli & Coules, Ltd
(Name)
15 Salt Creek Lane, 312
(Address)
Hinsdale, IL 60521
(City, State and Zip)

Send Subsequent Tax Bills To:
James G. & Marie H. Nealis
(Name)
4438 W. 117th Street
(Address)
Alsip, IL 60658
(City, State and Zip)

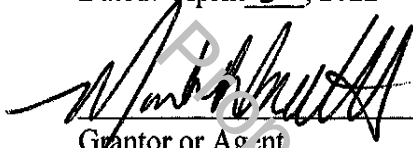
PREMIER TITLE

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STATEMENT BY GRANTORS AND GRANTEE

The grantor(s) or their agent(s) affirm that, to the best of their knowledge, the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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 25th, 2022



Grantor or Agent

Subscribed and sworn to before
this 25th day of April, 2022.






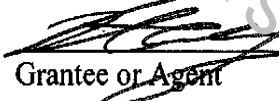
Notary Public

The grantee(s) or their agent(s) affirm and verify that the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business's 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 25, 2022



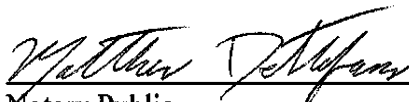
Grantee or Agent



Grantee or Agent

Subscribed and sworn to before
this 25 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.

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LEGAL DESCRIPTION

LOT 1 IN PERSON'S RESUBDIVISION OF LOTS 54 AND 55 IN J. S. HOVLAND'S RESUBDIVISION OF J. S. HOVLAND'S 103RD STREET SUBDIVISION OF THE WEST 1/2 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF PERSON'S RESUBDIVISION THEREOF RECORDED MAY 17, 1950 AS DOCUMENT NUMBER 14803142, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 24-14-109-040-0000

Address of Real Estate: 10538 S. Hamlin Ave., Chicago, IL 60655

Subject to general real estate taxes not due and payable at the time of Closing; 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.

Property of Cook County Clerk's Office