

8

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY



Doc# 2212513054 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 02:43 PM PG: 1 OF 4

Send Subsequent Tax Bills to:

Joshua J. Shaver and  
Nicole M. Shaver  
3438 N. Claremont Ave.  
Chicago, IL 60618

Mail to:

Cortney Lamb  
Lamb Law PC  
4139 N. Richmond St  
Chicago IL 60618

### RECORDERS STAMP

THE GRANTOR(S), **DAVID MCCALLION AND LORRAINE MCGUIRE**, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: **NICOLE M SHAVER AND JOSHUA SHAVER AS TRUSTEES OF THE JOSHUA AND NICOLE SHAVER FAMILY TRUST OF 2021 DATED FEBRUARY 21, 2022**, of 2940 N. Lakewood Ave., #4., Chicago, IL 60657, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

*See Legal Description attached hereto as Exhibit A*

Property Index Numbers: 14-19-308-021-0000

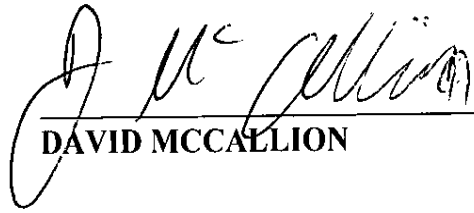
Common Address: 3438 N. Claremont Ave., Chicago, IL 60618

**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.

22GSAD11371UP  
JTM 197

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 19 day of April, 2022.

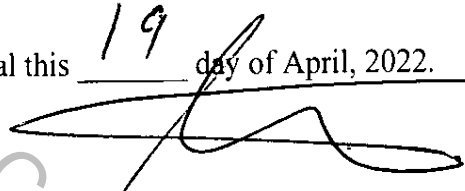
  
\_\_\_\_\_  
DAVID MCCALLION

STATE OF ILLINOIS


COUNTY OF COOK

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



GIVEN under my hand and official seal this 19 day of April, 2022.

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



REAL ESTATE TRANSFER TAX		26-Apr-2022
	CHICAGO:	14,250.00
	CTA:	5,700.00
	TOTAL:	19,950.00 *

14-19-308-021-0000 | 20220401679407 | 0-100-059-024  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Apr-2022
	COUNTY:	950.00
	ILLINOIS:	1,900.00
	TOTAL:	2,850.00

14-19-308-021-0000 | 20220401679407 | 1-709-098-896

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents this 19 day of April, 2022.

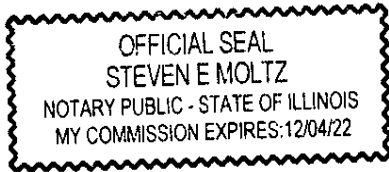
  
LORRAINE MCGUIRE

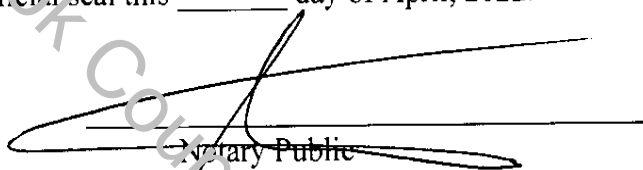
STATE OF ILLINOIS

COUNTY OF COOK

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

GIVEN under my hand and official seal this 19 day of April, 2022.



  
Notary Public

**This Instrument was prepared by:**

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, IL 60603

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 40 IN BLOCK 8 IN C.T. YERKE'S SUBDIVISION OF LOT 33 TO 36, 41 TO 44, ALL INCLUSIVE IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 14-19-308-021-0000

Common Address: 3438 N. Claremont Ave., Chicago, IL 60618