

UNOFFICIAL COPY

Doc#: 2215906029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 06:32 AM Pg: 1 of 4

Prepared by and when
recorded return to:
Jessica L. Coutré, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

Dec ID 20220601638343

City Stamp 1-657-626-704

Mail tax bill to:
Vincent and Bonnie Smith
322 E. 17th Street
Chicago, Illinois 60616

WARRANTY DEED

THE GRANTOR, Vincent Smith and Bonnie Smith, husband and wife, as tenants by the entirety, of 322 E. 17th Street, Chicago, Illinois 60616, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in) and paid, CONVEYS and WARRANTS to Vincent J. Smith, as trustee of the Vincent J. Smith Revocable Trust u/a/d June 4, 2021, as amended, or his successors in trust, as to an undivided 50% interest, and Bonnie J. Smith, as trustee of the Bonnie J. Smith Revocable Trust u/a/d June 4, 2021, as amended, or her successors in trust, as to an undivided 50% interest, as tenants in common, of 322 E. 17th Street, Chicago, Illinois 60616, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Permanent Real Estate Index Number(s): 17-22-304-070-0000

Address of Real Estate: 322 East 17th Street, Chicago, Illinois 60616

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

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

[Signatures to follow on next page]

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Dated this 19 day of April, 2022



Vincent Smith, Grantor

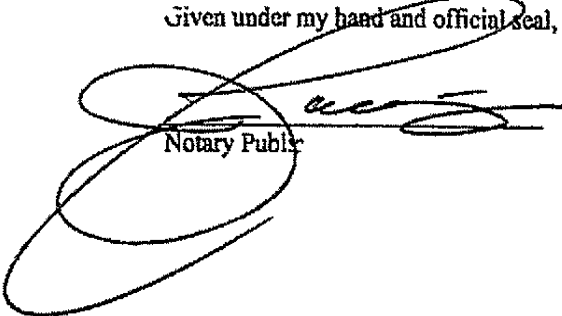


Bonnie Smith, Grantor

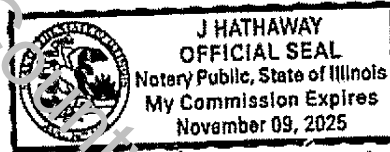
STATE OF ILLINOIS)
) S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Vincent Smith and Bonnie Smith are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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




636596

This Deed is tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.



Buyer, Seller or Agent

Dated this 19 day of April, 2022

REAL ESTATE TRANSFER TAX	01-JULI=2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-304-070-0000 | 20220601638343 | 1-657-626-704
* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

PARCEL 1: (UNIT 322)

THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTE, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE 66 FOOT WIDE EAST 18TH STREET WITH THE EAST LINE OF THE 66 FOOT WIDE SOUTH PRAIRIE AVENUE; THENCE NORTH 00 DEGREES 05 MINUTES 55 SECONDS WEST ALONG THE SAID EAST LINE OF PRAIRIE AVENUE A DISTANCE OF 404.92 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 126.33 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, A DISTANCE OF 7.82 FEET; THENCE NORTH 00 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 64.64 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 53 MINUTES 12 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED; BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 39.98 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.22 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.91 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.78 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 47.89 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT NUMBER 0329632054.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CONTAINED IN THE GRANT OF EASEMENT RECORDED MAY 19, 2005 AS DOCUMENT NUMBER 0513903010.

Permanent Real Estate Index Number(s): 17-22-304-070-0000

Address of Real Estate: 322 East 17th Street, Chicago, Illinois 60616

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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 April 19th, 2022

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 19 day of April, 2022.

Notary Public [Handwritten Signature]
#636596



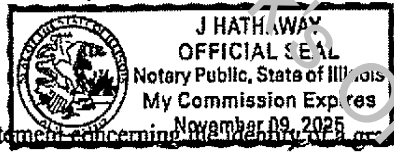
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 19th, 2022

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 19 day of April, 2022.

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the above 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)