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Doc# 2219557023 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2022 12:27 PM PG: 1 OF 5

Commitment Number: IL22107918

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081. File Number: IL22107918.

After Recording, Send To:

Boston National Title Agency, LLC
400 Rossier Rd, Ste. 500
Corgopolis, PA 15108

Mail Tax Statements To: Rocco A Schmakel and Carolina Schmakel: 2 Thomas Ct., Richton Park, IL 60471

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
31-26-303-040-0000

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Rocco A. Schmakel and Carolina Schmakel as Trustees of the Schmakel Family Trust dated 5/29/2013, hereinafter grantors, whose tax-mailing address is **2 Thomas Ct., Richton Park, IL 60471**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Rocco A Schmakel and Carolina Schmakel**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2 Thomas Ct., Richton Park, IL 60471**, the following real property:

The following described real estate situated in the County of Cook the State of Illinois, to wit: Lot 2 in Ginger Estates, being a Subdivision of Lots 8, 9 and 10 in the Resubdivision of Block 11 in Sauk Trail Estates Subdivision of part of Section 26, Township 35 North, Range 13, East of the Third Principal Meridian, lying East of the Easterly Right-of-Way line of the Illinois Central Railroad Company according to the Plat recorded April 6, 1946 as Document 13480686 and according to the Plat of said Resubdivision recorded May 28, 1945 as

REAL ESTATE TRANSFER TAX

14-Jul-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-26-303-040-0000

| 20220701677664 | 1-009-603-664

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Document 13517971 in Cook County, Illinois.
Property Address is: 2 Thomas Ct., Richton Park, IL 60471

Prior instrument reference: **1813834079**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Executed by the undersigned on 7/5, 2022:

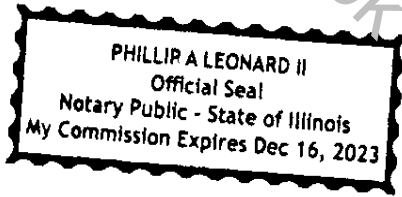
Rocco A. Schmakel
Rocco A. Schmakel as Trustee of the
Schmakel Family Trust dated
5/29/2013

Carolina Schmakel
Carolina Schmakel as Trustee of
the Schmakel Family Trust dated
5/29/2013

STATE OF IL.
COUNTY OF Will

The foregoing instrument was acknowledged before me on 7/5, 2022 by **Rocco A. Schmakel and Carolina Schmakel as Trustees of the Schmakel Family Trust dated 5/29/2013** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Phillip A. Leonard II
Notary Public



COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 07/12/2022

Joseph P. Vallone
Buyer, Seller or Representative

Joseph P. Vallone

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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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 land trust is either a natural person, and 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 July 5, 2022
Ross A. Schulz
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said County
this 5th day of July,
2022.

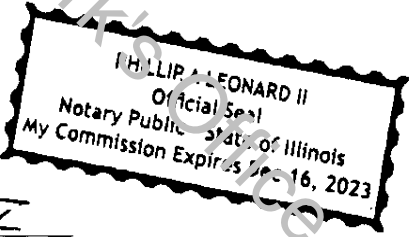


NOTARY PUBLIC Phillip A. Leonard II

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 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.

Date July 5, 2022
Carolina O. Schunkel
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said County
This 5th day of July,
2022.



NOTARY PUBLIC Phillip A. Leonard II

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)