

UNOFFICIAL COPY

Doc#: 2224921144 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 10:01 AM Pg: 1 of 4

Dec ID 20220901629485

WARRANTY DEED - TENANTS BY THE ENTIRETY

GRANTORS, Brian McCormick and Monika Losiowski, n/k/a Monika McCormick, a married couple, of 14805 Steven Court, Lemont, Illinois 60439

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY and WARRANT to the GRANTEEES, Brian Patrick McCormick and Monika McCormick, a married couple, of 14805 Steven Court, Lemont, Illinois 60439, not as joint tenants and not as tenants in common, but as TENANTS BY THE ENTIRETY, the following

described real estate:

For Recorder's Use

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 22-33-114-019-0000

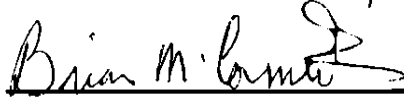
Commonly known as: 14805 Steven Court, Lemont, Illinois 60439

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST

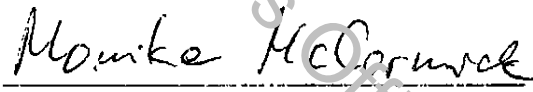
SUBJECT TO: (1) Real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as Joint Tenants and not as Tenants in Common but as **TENANTS BY THE ENTIRETY**, forever.

DATED this 29 day of August, 2022.



Brian McCormick



Monika McCormick, f/k/a Monika Losiowski

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF DuPage)

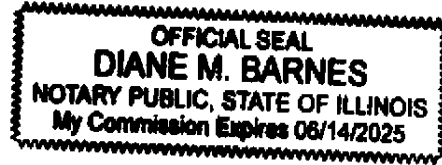
I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Brian McCormick and Monika McCormick, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 my hand and seal this 29th day of August, 2022.

Diane M Barnes

Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)



[Signature]
Attorney

8/29/2022
Date

Property of Cook County Clerk's Office

| | | |
|--|---|---|
| Deed prepared by: Jennifer A. Johnson Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60189 | Send tax bill to: Brian McCormick Monika McCormick 14805 Steven Court Lemont, Illinois 60439 | After recording return to: Jennifer A. Johnson Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60189 |
|--|---|---|

UNOFFICIAL COPY

PARCEL 1: A TRACT OF LAND BEING A PART OF LOT 50 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 50; THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 118.98 FEET TO THE POINT OF BEGINNING; CONTINUING SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 32.18 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 127.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 50; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 50, BEING AN ARC OF A CIRCLE, CONVEX EASTERLY, HAVING A RADIUS OF 60.00 FEET, A CHORD OF 32.01 FEET, A CHORD BEARING OF NORTH 07 DEGREES 15 MINUTES 53 SECONDS EAST, FOR AN ARC DISTANCE OF 32.40 FEET; THENCE SOUTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR THE KEEPATAW TRAILS HOMES OF LEMONT RECORDED SEPTEMBER 12, 1996 AS DOCUMENT NUMBER 96698224 AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8/29/2022

SIGNATURE: Brian McCormick
Brian McCormick GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

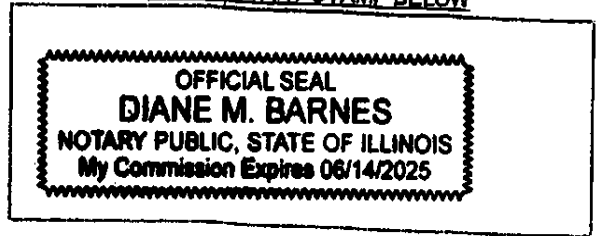
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Brian McCormick

On this date of: 8/29/2022

NOTARY SIGNATURE: Diane M Barnes

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 8/29/2022

SIGNATURE: Brian Patrick McCormick
Brian Patrick McCormick GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

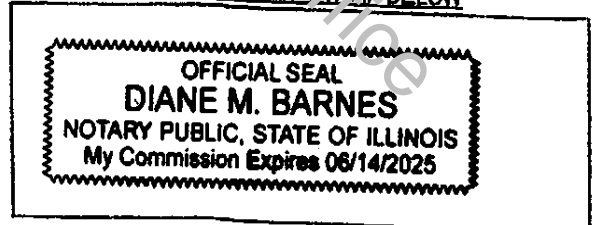
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Brian Patrick McCormick

On this date of: 8/29/2022

NOTARY SIGNATURE: Diane M Barnes

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**