

UNOFFICIAL COPY

Doc#: 2225718223 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 12:51 PM Pg: 1 of 4

Prepared by and when
recorded return to:
Adam S. Garber, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

Dec ID 20220901635433

City Stamp 0-780-961-360

Mail tax bill to:
Kathleen Bovid
2804 N. Lakewood Ave
Unit 109
Chicago, IL 60657

WARRANTY DEED

THE GRANTOR, Kathleen A. Bovid, a single person, of 2804 N. Lakewood Ave, Unit 109, Chicago, Illinois 60657, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Kathleen A. Bovid, not individually but as Trustee of the Kathleen A. Bovid Revocable Trust, dated September 9, 2022, 2804 N. Lakewood Ave, Unit 109, Chicago, Illinois 60657, 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): 14-29-130-044-1005

Address of Real Estate: 2804 N. Lakewood Ave, Unit 109, Chicago, Illinois 60657

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 9th day of September, 2022

Kathleen A. Bovid
Kathleen A. Bovid

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kathleen A. Bovid is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her 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 and official seal, this 9th day of September, 2022.

Cassandra M. Whitstone
Notary Public



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

Kathleen A. Bovid
Buyer, Seller or Agent

Dated this 9th day of September, 2022

REAL ESTATE TRANSFER TAX

13-Sep-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

UNIT NUMBER 109 IN METALWORKS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 TO 30 INCLUSIVE, IN MCCLELLAND'S SUBDIVISION OF THE EAST 2.961 ACRES OF BLOCK 2 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERBEY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

LOTS 1 AND 2 IN MCCLELLAND'S SUBDIVISION, AFORESAID, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89-113,221 AND AS AMENDED BY DOCUMENT 90-330,225, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 14-29-130-044-1005

Address of Real Estate: 2804 N. Lakewood Ave, Unit 109, Chicago, Illinois 60657

Property of Cook County Clerk's Office

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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 September 9, 2022

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 9th day of September, 2022.

Notary Public Cassandra M. Whitstone



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 September 9, 2022

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 9th day of September, 2022.

Notary Public Cassandra M. Whitstone



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.

(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.)