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WARRANTY DEED

Carol McNeely 1717 S. Prairie Ave., #1503 Chicago, IL 60616



Doc# 2225957034 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/16/2022 04:25 PM PG: 1 OF 4

The Grantor, Carol McNeely, an unmarried person, of 1717 S. Prairie Avenue #1503, in the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARKANTS to:

TRINITY INVESTMENTS 7 LLC

to hold all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

The Grantor hereby covenant with the Grantee that Grantor is 'awiully seized in fee simple of the above granted premises and has good right to convey the same, and that Grantor, and Grantor's heirs, executors and administrators, shall warrant and defend the othe unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 20-22-402-036-0000

Address of property: 6740 S. St. Lawrence Avenue, Chicago, IL 60637 Grantee's Address: 1717 S. Prairie Ave. #1503, Chicago, IL 60616

Dated this August 30, 2022.

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4

Date: August 30, 2022

Signed: A Ni Wall

STATE OF ILLINOIS)

) SS:

)

COUNTY OF COOK

I, the undersigned, hereby certify, that Carol McNeely personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purpose otherein set forth.

Dated: August 30, 2022

Notary Public - Gabriel Evelyn

THIS INSTRUMENT PREPARED BY:

Landon P. Wilson Prather Ebner LLP 53 W. Jackson Boulevard, Suite 1025 Chicago, IL 60604 SEND SUBSEQUENT TAX BILLS TO:

Carol McNeely

1717 S. Prairie Ave. #1503

Chicago, IL 60616

GABRUEL V EVELYN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPLYES: 08/15/2026

REAL ESTATE TRA	16-Sep-2022	
	CHICAGO:	0.00
	CTA;	0.00
	TOTAL:	0.00 *

^{20-22-402-036-0000 | 20220901638339 | 0-451-389-008}

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

REAL	ESTATE	TRANSFER	TAX	16-Sep-2022
			COUNTY	0.00
- 6			ILLINOIS:	0.00
			TOTAL:	0.00
2	0-22-402-	036-0000	20220901638339	1-525-442-128

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LEGAL DESCRIPTION

LOT 32 IN BLOCK 1 IN JOHNSTON AND CLEMENTS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE

COOK COUNTY CLERK OFFICE

**RECORDING DIVISION
118 N. CLARK ST. ROOM 120

**HICAGO, IL 60602-1387 SIL 60.
Office

COOK COUNTY CLERK OFFICE RECORDING DIVISION ON CLARK ST. ROOM 120 1 50602-1387

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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 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 Aug + 30 , 2022	\rightarrow \cap
O/X	Signature: Dan W
9	Grantor or Agent
Subscribed and sworn to before me	OFFICIAL SEAL
By the said Kaymond W. Hatner	
This 30th, day of Avgust 20 52 Notary Public 20 52	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/23/23
Trotal y Fuolic Sochota	·······

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 title to real estate under the laws of the State of Illinois.

Subscribed and sworn to before me

By the said hay no hay a he

This 20 h, day of hourt, 20 22

Notary Public State of Illinois

Notary Public State of Illinois

MY COMMISSION EXPIRES:11/23/23

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)