

UNOFFICIAL COPY



2225957035

WARRANTY DEED

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

Doc# 2225957035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 04:22 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 WARRANTS 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 lawfully 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 title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 25-19-222-035-0000

Address of property: 1952 W. 115th Street, Chicago, IL 60643

Grantee's Address: 1717 S. Prairie Ave. #1503, Chicago, IL 60616

Dated this August 30, 2022.



Carol McNeely

UNOFFICIAL COPY

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: *L. P. Wilson*

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 purposes therein set forth.

Dated: August 30, 2022

Gabriel V. Evelyn
 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

REAL ESTATE TRANSFER TAX		16-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *



25-19-222-035-0000 | 20220901640772 | 1-140-024-912

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

REAL ESTATE TRANSFER TAX		16-Sep-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

25-19-222-035-0000 | 20220901640772 | 1-382-114-896

UNOFFICIAL COPY

LEGAL DESCRIPTION

THE WEST 35 FEET OF LOT 41, THE WEST 35 FEET OF LOT 42, THE WEST 35 FEET OF LOT 43 AND THE WEST 35 FEET OF LOT 44 IN BLOCK 93 IN WASHINGTON HEIGHTS, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 13, ALL OF BLOCK 14, LOTS 7 TO 63 INCLUSIVE IN BLOCK 20, LOTS 1, 2 AND 3 IN BLOCK 21 AND ALL OF BLOCKS 24, 25, 28 AND 29 IN SECTIONS 18 AND 19, ALSO A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, AND A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, EAST OF PROSPECT AVENUE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, AS PER PLAT RECORDED JUNE 27, 1872, IN BOOK 2 OF MAPS, PAGES 45, 46 AND 47 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 August 30, 2022

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Raymond W. Pather
This 30th day of August, 2022
Notary Public [Handwritten Signature]

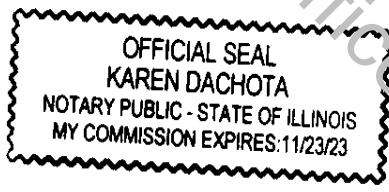


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date August 30, 2022

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Raymond W. Pather
This 30th day of August, 2022
Notary Public [Handwritten Signature]



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.)