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Doc#. 2229010207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2022 02:27 PM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20221001661083

MAIL TO:

John M. Kennelly, of Counsel
SPINA, McGUIRE & OKAL, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707

GRANTOR(S), **NEDRA BOYER** a single woman, of the Village of Forest Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **NEDRA J. BOYER**, as **Trustee of the Nedra J. Boyer Revocable Living Trust** the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 15-12-435-032-1041

Property Address: 7243 Madison Street, Unit 321, Forest Park, IL 60130

DATED this 6th day of October, 2022



NEDRA BOYER

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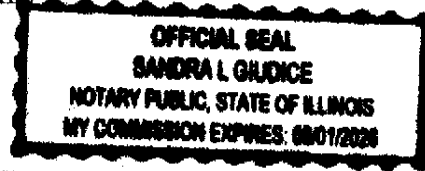
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that **NEDRA BOYER**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered said instrument as his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 6th day of October, 2022.

Sandra L. Giudice

(SEAL)



COUNTY – ILLINOIS TRANSFER STAMP
Exempt Under Provision of
35 ILCS 200/31-45 (e)
Real Estate Transfer Act

Date: 10/6/2022

Signature: Nedra Boyer

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. **9711**
10/19/22
Approved/Date

This document prepared by:
John M. Kennelly, of Counsel
Spina, McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707
(708) 453-2800

Send future tax bills to:
Nedra J. Boyer
7243 Madison Street, Unit 321
Forest Park, IL 60130

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LEGAL DESCRIPTION

Parcel 1: Unit 321 in the Madison Commons Condominium, as delineated on a survey of the following described tract of land:

A part of Lots 9, 10, 11, 12, 13 and 14 in Block 3 in C. and J. Schlund's Subdivision of Blocks 25, 25, 27, 38 and 39 of Railroad Addition to Harlem in the Southeast ¼ of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0511518080; as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The right to the use of Parking Space P-73, a limited common element as delineated and defined in the Declaration of Condominium aforesaid.

PIN: 15-12-435-032-1041

COMMONLY KNOWN AS: 7243 Madison Street, Unit 321, Forest Park, IL 60130

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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: 10 | 6 | 2022

SIGNATURE: Nedra Boyer
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:

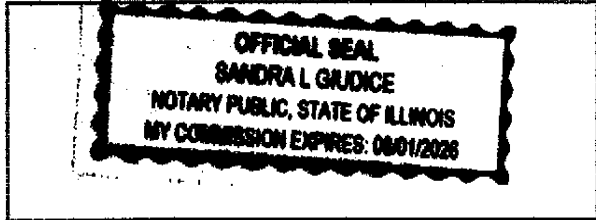
Sandra Giudice

By the said (Name of Grantor): Nedra Boyer

On this date of: 10 | 6 | 2022

NOTARY SIGNATURE: Sandra L Giudice

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: 10 | 6 | 2022

SIGNATURE: Nedra Boyer
GRANTEE or AGENT

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

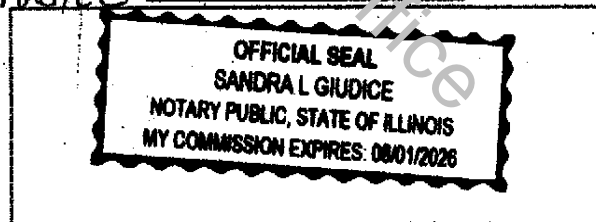
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Nedra Boyer, Trustee

On this date of: 10 | 6 | 2022

NOTARY SIGNATURE: Sandra L. Giudice

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)**