

UNOFFICIAL COPY



Doc# 2232715013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/23/2022 11:33 AM PG: 1 OF 4

This Warranty Deed made and executed this 9/6, 20 22 by Robert W. O'Leary, an unmarried person and Mary D. O'Leary, an unmarried person, hereinafter called the grantors, to Robert W. O'Leary Trust, dated 1/22/2022, Robert W. O'Leary as trustee under declaration of trust with the address of 10817 S. Christiana Ave., Chicago, IL 60655, hereinafter called the grantee and unto all and every successor or successors in Trust under said Trust agreement.

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

See the Attached Exhibit A.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.

Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2021, easements, restrictions, and reservations of record.

Property Address: 10817 S. Christiana Ave., Chicago, IL 60655

PIN: 21-44-410-102-0000, 24-14-410-126-0000, 24-14-410-129-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).

Robert Mondo, Esq.
Attorney for Grantor

9/6/22
Date

REAL ESTATE TRANSFER TAX 23-Nov-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

1 of 2

REAL ESTATE TRANSFER TAX 23-Nov-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

24-14-410-126-0000

| 20221101698051 | 2-067-817-808

24-14-410-126-0000 | 20221101698051 | 1-143-825-744

* Total does not include any applicable penalty or interest due

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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

Robert W. O'Leary
Robert W. O'Leary, Grantor

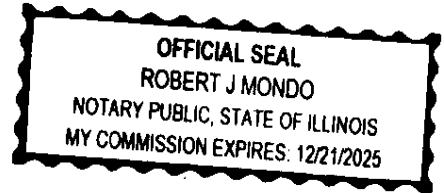
Mary D. O'Leary
Mary D. O'Leary, Grantor

State of Illinois)
) ss.
County of Cook)

On this date 9/6, 20 22, personally appeared before me, a notary public, Robert W. O'Leary, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

12/21/25
My commission expires

Robert J. Mondo
Notary Public

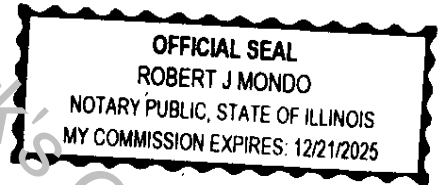


State of Illinois)
) ss.
County of Cook)

On this date 9/6, 20 22, personally appeared before me, a notary public, Mary D. O'Leary, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

12/21/25
My commission expires

Robert J. Mondo
Notary Public



Send Future Tax Bills to:
Robert W. O'Leary
10817 S. Christiana Ave.
Chicago, IL 60655

Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172
630-215-3676

Send Filed Deed To:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

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EXHIBIT A

PARCEL 1: THE NORTH 47.5 FEET OF THE SOUTH 150 FEET OF THE EAST 40 FEET OF THE WEST 118 FEET OF BLOCK 11 IN GEORGE W. HILL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH 47.5 FEET OF THE SOUTH 150 FEET OF THE EAST 40 FEET OF THE WEST 158 FEET OF BLOCK 11 IN GEORGE W. HILL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 (EXCEPT THE SOUTH 102-1/2 FEET AND EXCEPT THE NORTH 16 FEET THEREOF) IN KLEIN'S RESUBDIVISION OF PART OF BLOCK 11 AND ALSO PART OF BLOCK 14, IN GEORGE W. HILL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

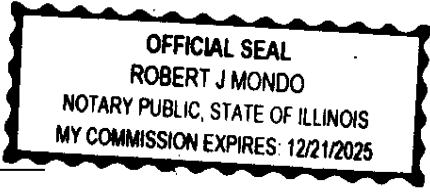
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/4, 2022 Signature: Robert W. O'Leary
Grantor

Subscribed and sworn to before me by the said Robert W. O'Leary

this 6 day of September, 2022.

NOTARY PUBLIC [Signature]



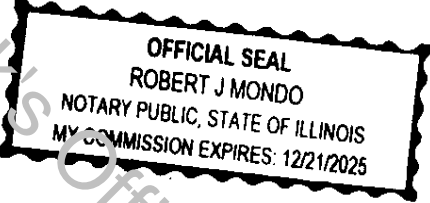
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date 9/4, 2022 Signature: Robert W. O'Leary
Grantee

Subscribed and sworn to before me by the said Robert W. O'Leary

this 6 day of September, 2022.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)