

# UNOFFICIAL COPY

Doc# 2307413503 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2023 04:02 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST Statutory (Illinois)

Dec ID 20230301669311

Mail to:  
Floss Law, LLC  
1200 Shermer Road, Suite 206  
Northbrook, IL 60062

City Stamp 0-016-060-624

Name and Address of Taxpayer:  
The 7923 S. Lowe Trust  
47 Adams Avenue  
Sumpter, SC 29150

THE GRANTOR(S), **CLAUDIA M. SMITH, A SINGLE WOMAN**, for and in consideration of **TEN AND NO/00 DOLLARS**, and other good and valuable consideration in hand paid **CONVEY(S) and WARRANT(S)** to **THE 7923 S. LOWE TRUST, DATED JULY 05, 2022**, of the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

LOT 11 AND THE NORTH 6 FEET OF LOT 12 IN BLOCK 1 IN GEORGE A. CHAMBERS SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever. Subject to covenants, conditions and restrictions of record and real estate taxes for 2022 and subsequent years.

PERMANENT INDEX NUMBER: 20-33-103-008-0000  
ADDRESS OF REAL ESTATE: 7923 S. Lowe Avenue, Chicago, Illinois 60620

DATED this 5 day of July, 2022

 (SEAL)  
Claudia M. Smith

**THIS INSTRUMENT WAS PREPARED BY: Floss Law, LLC 1200 Shermer Road, Suite 206, Northbrook, IL 60062**

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STATE OF ILLINOIS        )  
  )SS:  
COUNTY OF COOK        )

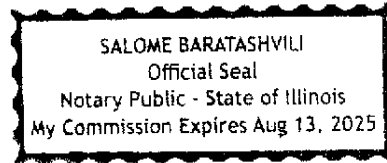
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Claudia M. Smith is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 5<sup>th</sup> day of July, 2022.

Salome Baratashvili

Commission expires: August 13, 2025

IMPRESS SEAL HERE:



COUNTY/ILLINOIS TRANSFER STAMPS

**EXEMPT UNDER PROVISIONS OF PAR E  
SECTION 4, REAL ESTATE TRANSFER TAX ACT**

7/5/2022        Bl M  
DATE                    REPRESENTATIVE

**EXEMPT UNDER PROVISIONS OF PAR E SECTION 200.1-2B6, CHGO TRANSACTION  
TAX ORDINANCE.**

7/5/2022        Bl M  
DATE                    REPRESENTATIVE

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

**REAL ESTATE TRANSFER TAX** 13-Mar-2023



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

20-33-103-008-0000 | 20230301669311 | 0-016-060-624

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

Property of Cook County Clerk's Office

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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: 7 | 15 | 2022

SIGNATURE: *Claudia M. Smith*  
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:

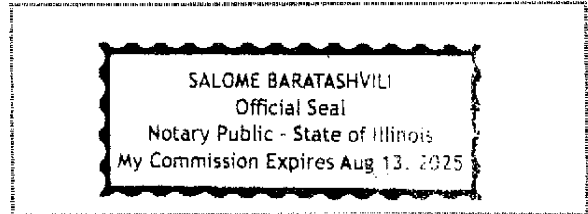
Salome Baratashvili

By the said (Name of Grantor): Claudia M. Smith

On this date of: 07 | 15 | 2022

NOTARY SIGNATURE: Salome Baratashvili

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: 7 | 15 | 2022

SIGNATURE: *Claudia M. Smith*  
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:

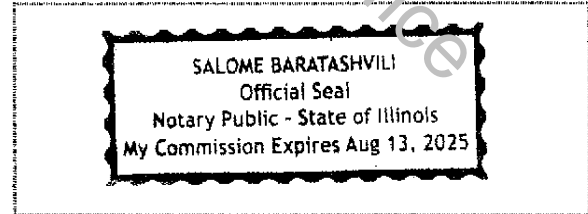
Salome Baratashvili

By the said (Name of Grantee): Claudia M. Smith

On this date of: 07 | 15 | 2022

NOTARY SIGNATURE: Salome Baratashvili

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)**)