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WARRANTY DEED

Statutory (Illinois)

MAIL TO:

The Law Offices of Max Elliott, Ltd. 605 N. Michigan Ave., Suite 400 Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Michelle M. Nicolet, Trustee 1338 SOUTA FEDERAL STREET, UNITA CHICAGO, ILLINOIS 60605



Doc# 2307415004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2023 11:04 AM PG: 1 OF 6

RECORDER'S STAMP

THE GRANTOPS, MARSHALL J. BURT and MICHELLE M. NICOLET, as husband and wife OWNERS in tenancy by the entirety and not joint tenants with rights of survivorship and not tenants in common, of the City of CHICAGO, County of COOK, State of ILLINOIS, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEY and WARRANT and TRANSFER all right, title, and interest held by GRANTORS in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 1338 SOUTH FEDERAL STREET, UNIT L, CHICAGO, ILLINOIS 60605, duly recorded on SEPTEMBER 18, 1992 at the Cook County Recorder of Deeds office, Document Number 92692162 to MICHELLE M. MARTINE NICOLET, as TRUSTEE and GRANTEE, of the MICHELLE M. NICOLET REVOCABLE LIVING TRUST, dated January 9, 2023, of 1338 SOUTH FEDERAL STREET, UNIT L, CHICAGO, ILLINOIS 60605, County of COOK, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2023 shall be prorated between GRANTORS and GRANTEES as of the date of the recording of this deed. Send all tax statements to Grantees.



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LEGAL DESCRIPTION

Unit Number 1338-L in the Prairie Terrace Homes of Dearborn Park Condominium as delineated on plat of survey of the following described parcel of real estate:

Certain Lots in Dearborn Prairie Townhomes Phase 3, being a resubdivision of part of Block 4 in Dearborn Park Unit 2, being a resubdivision of sundry lots and vacated streets and alleys in part of the Northeast ¼ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian;

Which plat of survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 92637112, together with its undivided percentage interest in the common elements of Cook County.

Property Index Number (PIN): 17-21-211-205-1028

PROPERTY COMMONLY KNOWN AS: 1338 South Federal Street, Unit L, Chicago, Illinois 60605

Dated this 9th day of January , 2023

MICHELLE M. NICOLET, Grantor

Marshall J Burt

MARSHALL J. BURT, Grantor

MICHELLE M. NICOLET, Grantee, Trustee

REAL ESTATE TRANSFER TAX

15-Mar-2023

COUNTY: 0.00

ILL INOIS: 0.00

TOT AL: 0.00

17-21-211-205-1028 | 20230201654130 | 0-555-602-128

CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00

17-21-211-205-1028 | 20230201654130 | 1-443-152-080

Total does not include any applicable penalty or interest due.

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NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS	}
COUNTY OF COOK	} SS

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARSHALL J. BURT and MICHELLE M. NICOLET are personally known to me to be the same people whose names are subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that they signed, scaled and delivered said instrument as their free and voluntary act. for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hard and notarial seal, this Q^{Hi} day of Jauvavy, 2023.

SHAMARIA SANFORD
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 11, 2025

Maisairi Acilia Notary Public

My commission expires 3/11/2025

MUNICIPAL TRANSFER STAMP (If Required) STAMP

Cook COUNTY/ILLINOIS TRANSFER

NAME & ADDRESS OF PREPARER:

The Law Offices of Max Elliott, Ltd. 605 N. Michigan Ave. Suite 400 Chicago, Illinois 60611

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 1.10.23

Buyer Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
COUNTY OF COOK) ss.
COUNTY OF COOK	,
	firms that, to the best of his knowledge, the name of the grantee shown of beneficial interest in a land trust is either a natural person, an Illinois
corporation, or foreign corp	oration authorized to do business or acquire and hold title to real estate
	norized to do business or acquire and hold title to real estate in Illinois,
under the laws of the State	as a person and authorized to do business or acquire title to real estate of Illinois
0	or minoto.
Dated January 9	2023
	Signature: highelly princed
	Michelle M. Nicolet, As Grantor
Subscribed and sworn to m	
By the said Michelle M.	Vicolet)
This gray, day of J	SHAMARIA SANFORD Official Seal Notary Public - State of Illinois
Notary Public Maya	My Commission Expires Mar 11, 2025
	0,
The grantee or his agent af	firms that, to the best of his rapwledge, the name of the grantor shown
on the deed or assignment of	of beneficial interest in a land trust is either a natural person, an Illinois
in Illinois a partnership aut	oration authorized to do business or acquire and hold title to real estate norized to do business or acquire and hold title to real estate in Illinois,
or other entity recognized a	is a person and authorized to do business or acquire title to real estate
under the laws of the State	of Illinois.
Dated January 9	2023
	Signature: Mohity, you sy
	Michelle M. Nicolet, As Grantee
Subscribed and sworn to me	
By the said Michelle M. This 944, day of	Official Spal
Notary Public	TOUTH State of Illinois

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 a Class A misdemeanor for subsequent offenses.

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UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)
on the deed or assignment of corporation, or foreign corpor in Illinois a partnership autho	2023 Signature:Marshall J Burt
	Marshall Burt, As Grantor
Subscribed and sworn to me By the said Marhall By This 944, day of Notary Public Mark	SHAMARIA SANFORD Official Seal Notary Public - State of Illinois My Commission Expires Mar 11, 2025
on the deed or assignment of corporation, or foreign corpor in Illinois a partnership author	ms that, to the best of his knowledge, the name of the grantor shown beneficial interest in a land trust is either a natural person, an Illinois ation authorized to do business or acquire and hold title to real estate rized to do business or acquire and hold title to real estate in Illinois, a person and authorized to do business or acquire title to real estate Illinois.
Dated January 9	2023
	Signature: Michelle M. Nicolet, As Grantce
Subscribed and sworn to me By the said M. Challe M. M. This Arm, day of San Notary Public Annua	SHAMARIA SANFORD Official Seal Notary Public - State of Illinois My Commission Expires Mar 11, 2025

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 a Class A misdemeanor for subsequent offenses.

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I JUAN PADILLA	, being duly swom, state t	that I have access to the copies of the attached
(print name above)		
document(s), for which I am	listing the type(s) of docume	nt(s) below:
WARRANTY DEED		
	(print document types	on the above line)
which were originally execute	ed by the following parties wh	nose names are listed below:
MARSHALL J BURT & MIC	CHELLE M NICOLET	MICHELLE M MARTINE NICOLET AS TRUSTEE OF THE MICHELLE M NICOLET REVOCABLE LIVING TRUST 1/9/23
(print name(s) r eve	cutor/grantor)	(print name(s) of executor/grantee)
for which my relationship to	nr, document(s) is/are as foll	lows: (example - Title Company, Agent, Attorney, etc.)
AGENT	0,5	
	(print your relationship to the do	cument(s) on the above line)
	OATH REGARDING	ORIGINAL
I state under oath that the origin	nal of this document is row !.	OST or NOT IN POSSESSION of the party seeking to
now record the same. Furtherm	nore, to the best of my knov/k	e Ige, the original document was NOT INTENTIONALLY
destroyed, or in any manner DI	SPOSED OF for the purpose	e of introducing this photo to be recorded in place of
		ar I have personal knowledge that the foregoing oath
statement contained therein is	both true and accurate.	
_		
J. Da	<u> </u>	3/12/23
Affiant's Signatu		Date Afficavit Executed/Signed
THE BELOW SECTION IS TO BE O	COMPLETED BY THE NOTARY TI	HIS AFFIDAVIT WAS SUBSCRIBED AF ID SWORN TO BEFORE
	(
3/12/23		MICHAEL R MANDUJANO
Date Document Subscribed & Swor	n Before Me	Official Seal Notary Public - State of Illinois Notary Public - State Oct 29, 2023

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.

Signature of Notary Public