

UNOFFICIAL COPY

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 SOUTH FEDERAL
STREET, UNIT L
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 GRANTORS, 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.



UNOFFICIAL COPY

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



MICHELLE M. NICOLET, Grantor


Marshall J. Burt

MARSHALL J. BURT, Grantor

Michelle M. Nicolet

MICHELLE M. NICOLET, Grantee, Trustee

REAL ESTATE TRANSFER TAX		15-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-21-211-205-1028		20230201654130 0-555-602-128

REAL ESTATE TRANSFER TAX		07-Mar-2023
	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.		

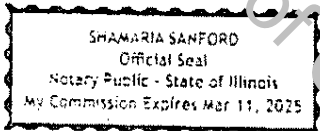
UNOFFICIAL COPY

NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

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, sealed 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 hand and notarial seal, this 9th day of January, 2023.



Shamaria Sanford
Notary Public

My commission expires 3/11/2025

MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

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

Max Elliott
Buyer, Seller, or Representative

UNOFFICIAL COPY

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 sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

WARRANTY DEED

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

MARSHALL J BURT & MICHELLE M NICOLET
(print name(s) of executor/grantor)

MICHELLE M MARTINE NICOLET AS TRUSTEE OF THE MICHELLE M NICOLET REVOCABLE LIVING TRUST 1/9/23
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

AGENT

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

J. Padilla
Affiant's Signature Above

3/12/23

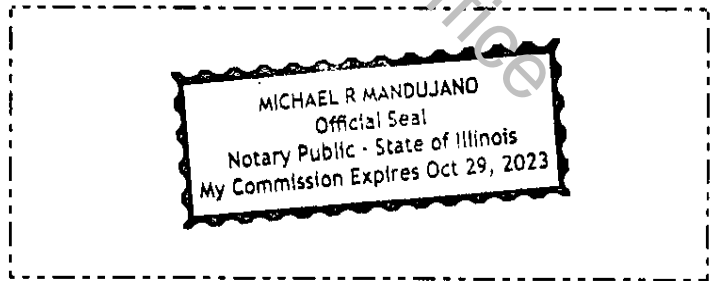
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY. THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

3/12/23

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



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.