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MAIL TO: GREGORY CATRAMBONE 10555 W. CERMAK RD. **WESTCHESTER, IL 60154**

Doc#. 2307513107 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/16/2023 11:35 AM Pg: 1 of 3

Dec ID 20230301669661

NAME & ADDRESS OF TAXPAYER/GRANTEE:

JALG5 LLC 10555 W. CERMAK RD. **WESTCHESTER, IL 60154**

THIS INDENTURE WITNESSETH,

That the Grantors, JAMES 1. GERACE and LAURA M. CATRAMBONE-GERACE, husband and wife, for and in consideration of Ten and no/hund edths (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant unto: JALG5 LLC-2329 SHERWOOD, an Illinois Limited Liability Company created and existing under and by the virtue of the laws of the State of Minois and duly authorized to transact business in the State of Illinois, the following described real estate in to-wit:

LOT 22 IN BLOCK 9 IN MARTINDALE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSDAY 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

15-29-105-014-0000

TRANSFER STAMP **Certification of Compliance** Village of Westchester, 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.

2320 SHERWOOD, WESTCHESTER, IL 60154

In Witness Whereof, the Grantor aforesaid has hereunto signed and delivered this instrument this

IAMES J. GERACE

:ÁURA M. CATRAMBONE-GER₹(

____2307513107 Page: 2 of 3

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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 the grantor, JAMES GERACE and LAURA M. CATRAMBONE-GERACE, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that this instrument was signed, sealed, and delivered freely and voluntarily, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

nomestead.

Given under my hand and notarial seal this

Simmony, 2

Notary Public

Municipal Status

GINA SCHRAMM Official Seal Notary Public - State of Illinois My Commission Expires Nov 5, 2024

COCK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATE:

JAMES J GERACE

THIS INSTRUMENT WAS PREPARED BY:

Gregory Catrambone Law Office of Gregory Catrambone, P.C. 10555 W. Cermak Rd. Westchester, Illinois 60154 708-562-1191

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois. 1,2023 DATED: SIGNATURE: GRANTOR NOTAP' SECTION: The below section is to be completed by the NOTARY who with Subscribed and sworm to before me, Name of Notary Public: By the said (Name of Gray's) AFFIX NOTARY STAMP BELOW On this date of: **GINA SCHRAMM** Official Seal **NOTARY SIGNATURE:** Notary Public - State of Illinois My Commission Expires Nov 5, 2024 **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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois. DATED: SIGNATURE: GRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY Subscribed and sworn to before me, Name of Notary Public: 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.

On this date of:

NOTARY SIGNATURE

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

revised on 10.6.2015

GINA SCHRAMM Official Seal

Notary Public - State of Illinois My Commission Expires Nov 5, 2024