

# UNOFFICIAL COPY

## WARRANTY DEED

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

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

### NAME & ADDRESS OF TAXPAYER/GRANTEE:

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

### THIS INDENTURE WITNESSETH,

That the Grantors, JAMES J. GERACE and LAURA M. CATRAMBONE-GERACE, husband and wife, for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant unto: JALG5 LLC-2320 SHERWOOD, an Illinois Limited Liability Company created and existing under and by the virtue of the laws of the State of Illinois 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 ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-29-105-014-0000

2320 SHERWOOD, WESTCHESTER, IL 60154

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

*AGM*  
*3/14/23*

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.

*In Witness Whereof,* the Grantor aforesaid has hereunto signed and delivered this instrument this 16 day of January, 2023

*James Gerace*  
\_\_\_\_\_  
JAMES J. GERACE

*Laura M. Catrambone-Gerace*  
\_\_\_\_\_  
LAURA M. CATRAMBONE-GERACE



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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.

DATED: 1/12/2023

SIGNATURE: James Grace  
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:

Gina Schramm

By the said (Name of Grantor): James J. Grace

**AFFIX NOTARY STAMP BELOW**

On this date of: 1/12/2023

NOTARY SIGNATURE: Gina Schramm



### 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 title to real estate under the laws of the State of Illinois.

DATED: 1/12/2023

SIGNATURE: James Grace  
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:

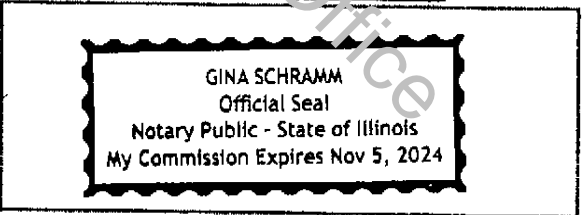
Gina Schramm

By the said (Name of Grantee): James J. Grace

**AFFIX NOTARY STAMP BELOW**

On this date of: 1/12/2023

NOTARY SIGNATURE: Gina Schramm



### 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)