

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, THOMAS G. MCCARTHY and CHRISTINE M. MCCARTHY, husband and wife,

Doc#: 2309555114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 02:01 PM Pg: 1 of 4

Dec ID 20230301685941

City Stamp 2-012-600-528

of the City of Chicago, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANT **an undivided one-half (1/2) interest to THOMAS G. MCCARTHY or CHRISTINE M. MCCARTHY, trustees of the THOMAS G. MCCARTHY LIVING TRUST dated October 11, 2022 and an undivided one-half (1/2) interest to CHRISTINE M. MCCARTHY or THOMAS G. MCCARTHY, not individually but as trustees of the CHRISTINE M. MCCARTHY LIVING TRUST dated October 11, 2022, as tenants in common, 6082 N. Newburg, Chicago, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:**

SEE LEGAL DESCRIPTION ATTACHED HERETO

Permanent Real Estate Index Number(s): 12-11-310-064-0000

Address(es) of Real Estate: 8661 W. Foster Ave., Chicago, Illinois 60659

Dated this 11th day of Oct., 2022


THOMAS G. MCCARTHY


CHRISTINE M. MCCARTHY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that THOMAS G. MCCARTHY and CHRISTINE M. MCCARTHY, 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 grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

UNOFFICIAL COPY

Given under my hand and official seal, this 11th day of Oct., 2022



[Signature]
Notary Public
My commission

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: THOMAS G. MCCARTHY and CHRISTINE M. MCCARTHY, 6082 N. Newburg, Chicago, Illinois 60631.

or Recorder's Office Box No. _____

Send Subsequent Tax Bills To: THOMAS G. MCCARTHY and CHRISTINE M. MCCARTHY, 6082 N. Newburg, Chicago, Illinois 60631.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act
Date: 10-11-22

Prepared By:
Shannon M. Heilman
7246 W. Touhy Ave.
Chicago, Illinois 60631

Signature: [Signature]

REAL ESTATE TRANSFER TAX		03-Apr-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

12-11-310-064-0000 | 20230301685941 | 2-012-600-528
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Parcel 1:

That part of the North 660.00 feet, as measured along the East line of the West 1/2 of the South West 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, (excepting therefrom the East 473.66 feet, and except the West 391.00 feet, thereof, as measured along the North line and except the North 40.00 feet thereof) described as follows: beginning at the Northwest corner of the above described land; thence South along the West Line of said land (for the purpose of describing this parcel said West line taken as "North and South") 329.37 feet; thence East 41.40 feet; thence South 2.33 feet; thence East 18.30; thence South 2.33 feet; thence East 33.90 feet to the point of beginning of the parcel hereon described; thence continuing East 52.21 feet; thence North 44.00 feet; thence West 52.21 feet; thence South 44.00 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as set forth and defined in the Declaration filed as document number LR 2869282, as supplemented and amended from time to time, in Cook County, Illinois.

Property Address : 8461 WEST FOSTER, CAICAGO, IL 60654
 Property Index No.: 12-11-010-060 VOL 311

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest 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: Oct. 11, 2022.

Signature(s): Thomas B McCall

Grantor or Agent

Subscribed and sworn to before me this
11th day of Oct., 2022

[Signature]
Notary Public



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest 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: Oct. 11, 2022.

Signature(s): Thomas B McCall

Grantee or Agent

Subscribed and sworn to before me this
11th day of Oct., 2022

[Signature]
Notary Public



Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).