

# UNOFFICIAL COPY

## WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



Doc# 2310429102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/14/2023 10:53 AM Pg: 1 of 4

Dec ID 20230401696358  
ST/CO Stamp 1-036-096-720 ST Tax \$131.00 CO Tax \$65.50

THE UNDERSIGNED GRANTOR, **FRED GOODLUCK, A MARRIED MAN**, of the City of Westchester, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby conveys and warrants to **THE GRANTEE, MICHAEL A. ESPOSITO, A MARRIED MAN**, of the City of Berkeley, in the County of Cook, in the State of Illinois, the following described real estate situated in the City of Berkeley, in the County of Cook, in the State of Illinois, to wit:


**LOT 35 IN CONLIN'S SUBDIVISION OF LOT 5 (EXCEPT THE EAST 250 FEET) AND ALL OF LOTS 6, 7, 8 AND 9 IN BLOCK 4 IN WOLF ROAD HIGHLANDS ROBERTSON AND YOUNG'S SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**SUBJECT TO:** Covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not yet due and payable as of the date of this instrument.

**THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR**

**PIN NUMBER:** 15-07-212-007-0000  
**ADDRESS:** 1427 NORTH ASHBEL AVENUE, BERKELEY, IL 60163

IN WITNESS WHEREOF, the undersigned has hereby set hands this 10<sup>th</sup> day of February, 2023.

 (Seal)  
**FRED GOODLUCK**

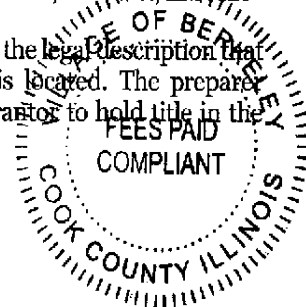
EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35  
ILCS 200/31-45 SUB. PAR. 1

Dated February 10, 2023

SIGNED   
**FRED GOODLUCK**

**This instrument was prepared by:** REAL Law Group, P.C., 381 North York Street, Suite 1, Elmhurst, IL 60126  
**Send subsequent tax bills to:** Michael Esposito, 5620 Hawthorne Avenue, Berkeley, IL 60163  
**After Recording, Return to:** REAL Law Group, P.C., 381 North York Street, Suite 1, Elmhurst, IL 60126

**THE PREPARER HAS NOT EXAMINED TITLE** and has relied upon the legal description that appears in the public records in the county where the real property is located. The preparer disclaims responsibility or liability that may result from failure of the Grantor to hold title in the manner represented on the date of this conveyance.

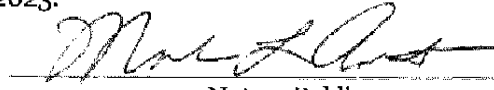


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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

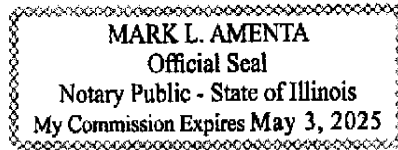
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, **DO HEREBY CERTIFY THAT FRED GOODLUCK**, personally known to me to be the same person whose name has been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged, signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10<sup>th</sup> day of February, 2023.



Notary Public

Commission expires MAY 3, 2025



**THIS INSTRUMENT WAS PREPARED BY:**



REAL Law Group, P.C.  
381 North York Street  
Suite 1  
Elmhurst, IL 60126

Telephone: (630) 299-7600  
Facsimile: (630) 299-4579  
E-mail: [info@reallawgroup.com](mailto:info@reallawgroup.com)  
Website: <https://www.reallawgroup.com>

Property of Cook County Clerk's Office

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## 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.

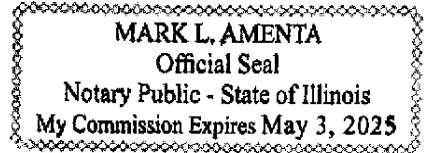
Dated February 10, 2023

Signature:   
**FRED GOODLUCK**

Subscribed and sworn to before me by the said

**FRED GOODLUCK** on February 10, 2023.

Notary Public 



(Impress Seal Here)

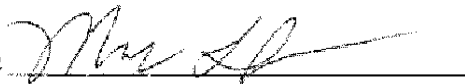
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

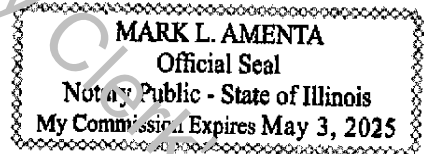
Dated February 10, 2023

Signature:   
**FRED GOODLUCK**

Subscribed and sworn to before me by the said

**FRED GOODLUCK** on February 10, 2023.

Notary Public 



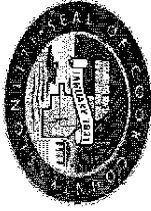
(Impress Seal Here)

**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 OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.**

# UNOFFICIAL COPY

## REAL ESTATE TRANSFER TAX

14-Apr-2023



COUNTY:	65.50
ILLINOIS:	131.00
TOTAL:	196.50

15-07-212-007-0000

20230401696358

1-036-096-720

Property of Cook County Clerk's Office