

UNOFFICIAL COPY

This instrument prepared by, and after recording, please return to:

Schoenberg Finkel Beederman Bell
Glazer LLC
300 S. Wacker Dr.
Suite 1500
Chicago, Illinois 60606
Attention: Andrew D. Bell

Send subsequent tax bills to:

Frank Mistretta
151 Somerset Ct.
Willowbrook, IL 60527

PINS: 20-22-104-012-0000;
20-22-104-013-0000;
20-22-104-042-0000



Doc# 2312922039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/09/2023 02:36 PM PG: 1 OF 4

WARRANTY DEED

THE GRANTOR, Frank Mistretta, a widower and not since remarried, whose address is 151 Somerset Court, Willowbrook, Illinois 60527, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, 6600 South State Street Properties, LLC, an Illinois limited liability company, whose principal office address is 151 Somerset Court, Willowbrook, Illinois 60527, all of his interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

Subject to: General real estate taxes for 2020 and subsequent years, covenants, conditions and restrictions of record; building lines and easements.

THIS IS NOT HOMESTEAD PROPERTY.

This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

Pam Clave

Date: 1-4-2021

REAL ESTATE TRANSFER TAX 09-May-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-22-104-042-0000 | 20230501613710 | 0-777-708-240

REAL ESTATE TRANSFER TAX 09-May-2023




CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-22-104-042-0000 | 20230501613710 | 1-017-909-968

* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 4th day of January, 2021.

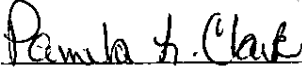


Frank Mistretta

STATE OF ILLINOIS)
) SS.
COUNTY OF)

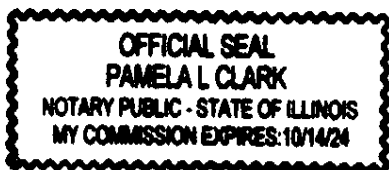
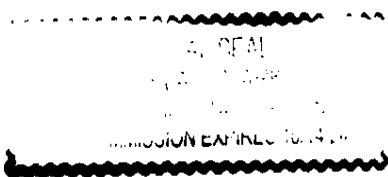
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Mistretta, a widower and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of January, 2021.



Notary Public

My Commission expires:



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LEGAL DESCRIPTION

PARCEL 1:

LOTS 24, 25, 26 AND 27 (EXCEPT THAT PART OF THE NORTH 0.46 FEET OF SAID LOT 27 LYING WEST OF THE EAST 21.50 FEET) AND THE SOUTH 14.50 FEET OF THE EAST 21.50 FEET OF LOT 28 ALL IN BLOCK 4 IN PERRY & HARTWELL'S SUBDIVISION OF SOUTH 13 ½ ACRES OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-22-104-042-0000

COMMONLY KNOWN AS: 6547-53 SOUTH STATE STREET, CHICAGO, IL 60637

PARCEL 2:

LOT 23 (EXCEPT THE SOUTH 6 INCHES) IN BLOCK 4 IN PERRY AND HARTLETT'S SUBDIVISION OF THE SOUTH 13-1/2 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-22-104-012-0000

COMMONLY KNOWN AS: 6655 SOUTH STATE STREET, CHICAGO, IL 60637

PARCEL 3:

THE NORTH 22 FEET OF LOT 22 AND THE SOUTH 6 INCHES OF LOT 23 IN BLOCK 4 IN PERRY AND HARTLETT'S SUBDIVISION OF THE SOUTH 13-1/2 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 20-22-104-013-0000

COMMONLY KNOWN AS: 6657 SOUTH STATE STREET, CHICAGO, IL 60637

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 20 15 20 21

SIGNATURE: Pam Clark
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

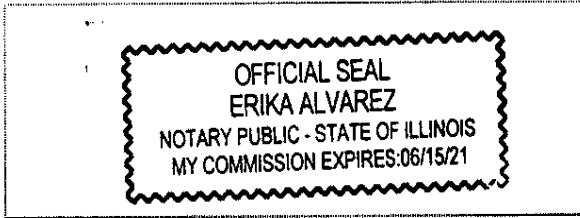
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Pam Clark

On this date of: 2 15 20 21

NOTARY SIGNATURE: Erika Alvarez

AFFIX NOTARY STAMP BELOW



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 15 20 21

SIGNATURE: Pam Clark
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

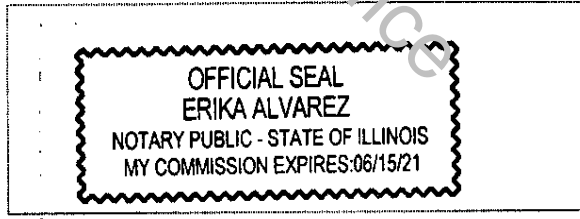
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Pam Clark

On this date of: 2 15 20 21

NOTARY SIGNATURE: Erika Alvarez

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.

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