

# UNOFFICIAL COPY



Doc# 2313157012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2023 10:32 AM PG: 1 OF 4

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, Jeremiah Joyce, married to Jannine Joyce, of 10149 South Leavitt Street, Chicago, Cook County, Illinois 60643, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES, Jeremiah E. Joyce II and Jannine C. Joyce, as Trustees of the Jeremiah E. Joyce II Declaration of Trust dated April 19, 2023, of 10149 South Leavitt Street, Chicago, Cook County, Illinois 60643, and Jannine C. Joyce and Jeremiah E. Joyce II, as Trustees of the Jannine C. Joyce Declaration of Trust dated April 19, 2023, of 10149 South Leavitt Street, Chicago, Cook County, Illinois 60643, of which Jeremiah E. Joyce II and Jannine C. Joyce, husband and wife, are the primary beneficiaries, said beneficial interest to be held as Tenancy by the Entirety, all interest in the following described Real Estate situated in Cook County, Illinois to wit:

LOT 14 (EXCEPT THE SOUTH 30 FEET THEREOF) AND LOT 15 (EXCEPT THE WEST 7 FEET OF SAID PREMISES DEDICATED FOR STREET PURPOSES) IN BLOCK 2 IN BROWN AND BRITTAIN'S TRACY RIDGE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property Index Number: 25-07-319-009-0000

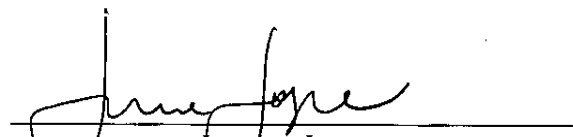
Address: 10149 South Leavitt Street, Chicago, Cook County, Illinois 60643

Subject to: Covenants, conditions and restrictions of record and unpaid taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19<sup>th</sup> day of April 2023.

  
Jeremiah Joyce

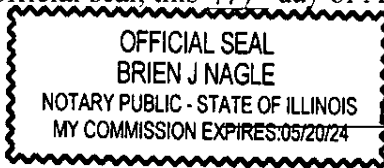
  
Jannine Joyce

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jeremiah Joyce, married to Jannine Joyce, 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 they signed, sealed and delivered the said instrument as their 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 19<sup>th</sup> day of April 2023.



*Brien Nagle*  
\_\_\_\_\_  
Notary Public

This transaction is "Exempt under the provision of 35 ILCS 200/31-45 (e)".

4/19/23  
\_\_\_\_\_  
Date

*Brien Nagle*  
\_\_\_\_\_  
Representative

**Prepared by:**


Brien J. Nagle  
Nagle, Obarski & Holzhauer P.C.  
222 S. Mill Street, Suite 200  
Naperville, Illinois 60540

**Return To:**

Brien J. Nagle  
Nagle, Obarski & Holzhauer P.C.  
222 S. Mill Street, Suite 200  
Naperville, Illinois 60540



**Name and Address of Taxpayer:**

Jeremiah E. Joyce II and Jannine C. Joyce, as Trustees of the Jeremiah E. Joyce II Declaration of Trust dated April 19, 2023 and Jannine C. Joyce and Jeremiah E. Joyce II, as Trustees of the Jannine C. Joyce Declaration of Trust dated April 19, 2023  
10149 South Leavitt Street  
Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX	11-May-2023
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

25-07-319-009-0000 | 20230501612303 | 0-950-948-560

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

REAL ESTATE TRANSFER TAX	11-May-2023
  COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

25-07-319-009-0000 | 20230501612303 | 1-578-603-216

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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: April 19, 2023

SIGNATURE: Janine Joyce  
GRANTOR or AGENT

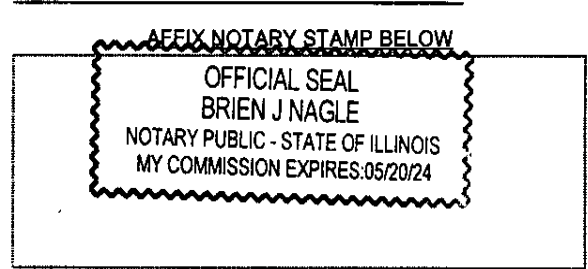
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

Jeremiah Joyce, married to  
By the said (Name of Grantor): Janine Joyce

On this date of: April 19, 2023

NOTARY SIGNATURE: [Signature]



### 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: April 19, 2023

SIGNATURE: Joseph Paul Joyce II  
Trustee GRANTEE or AGENT Trustee

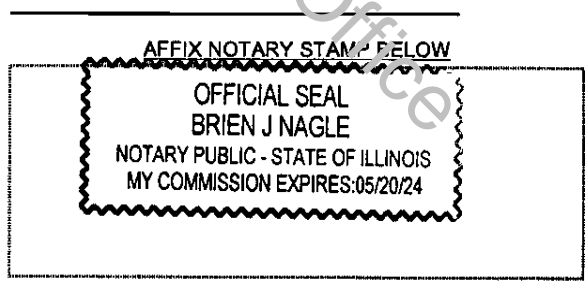
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

Jannine C. Joyce and Jeremiah E. Joyce II, as  
Trustees of the Jannine C. Joyce Declaration  
of Trust dated April 19, 2023  
By the said (Name of Grantee): \_\_\_\_\_

On this date of: April 19, 2023

NOTARY SIGNATURE: [Signature]



**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)**

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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: April 19, 2023

SIGNATURE: Jeremiah Joyce  
GRANTOR or AGENT

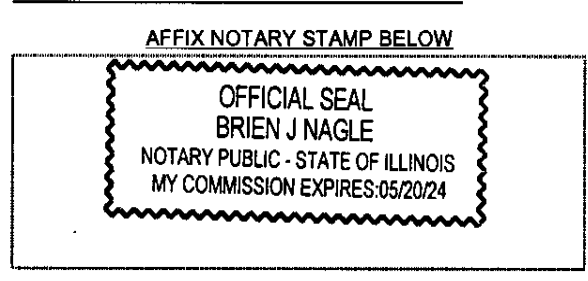
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

Jeremiah Joyce, married to  
By the said (Name of Grantor): Jannine Joyce

On this date of: April 19, 2023

NOTARY SIGNATURE: [Signature]



### 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: April 19, 2023

SIGNATURE: Jeremiah Joyce  
GRANTEE or AGENT  
Trustee

**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:

Jeremiah E. Joyce II and Jannine C. Joyce, as  
By the said (Name of Grantee): Trustees of the Jeremiah E. Joyce II Declaration of Trust dated April 19, 2023

On this date of: April 19, 2023

NOTARY SIGNATURE: [Signature]



**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.

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