

UNOFFICIAL COPY

PREPARED BY:
Patrick J. Brennan, PC
7819 W. Lawrence
Norridge, IL 60706

Doc# 2313646120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/16/2023 10:40 AM Pg: 1 of 3

MAIL TAX BILL TO:
Michael D. Komo
Natalie C. Komo
7024 N. Oriole
Chicago, IL 60631

Dec ID 20230401609369
ST/CO Stamp 0-444-846-800
City Stamp 1-795-609-296

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Michael D. Komo and Natalie C. Komo, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to THE KOMO FAMILY REVOCABLE LIVING TRUST DATED JANUARY 15, 2021, of 7024 N. Oriole, Chicago, Illinois 60631, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE NORTH 43.7 FEET OF THE EAST HALF OF THE EAST 250 FEET OF THE SOUTH 137.4 FEET OF THE NORTH 480.9 FEET OF THAT PART LYING WEST OF ORIOLE AVENUE OF LOT 2 IN BLOCK 5 OF TOWN OF CANFIELD IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 09-36-105-089-0000
Property Address: 7024 N. Oriole, Chicago, IL 60631

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises forever.

Dated this 27TH day of April, 2023

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Michael D. Komo
Michael D. Komo

Natalie C. Komo
Natalie C. Komo

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael D. Komo and Natalie C. Komo, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 27 day of April, 2023
[Signature]
Notary Public
My commission expires: 6/18/26

Exempt under the provisions of paragraph

The foregoing transfer of title/conveyance is hereby accepted by Michael D. Komo of 7024 N. Oriole, Chicago, Illinois, 60631, and Natalie C. Komo of 7024 N. Oriole, Chicago, Illinois, 60631 as Trustee under the provisions of THE KOMO FAMILY REVOCABLE LIVING TRUST DATED JANUARY 15, 2021.

Michael D. Komo, Trustee, aforesaid
Michael D. Komo

Natalie C. Komo, Trustee, aforesaid
Natalie C. Komo



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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: 04 | 28 | 2023

SIGNATURE: _____

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): Michael D. Kono

On this date of: 04 | 28 | 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

JOHN J. MURPHY
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Oct 22, 2025

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: 04 | 28 | 2023

SIGNATURE: _____

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): Michael D. Kono

On this date of: 04 | 28 | 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

JOHN J. MURPHY
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Oct 22, 2025

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))