



Doc# 2321434059 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2023 03:51 PM PG: 1 OF 4

This Document was prepared by:
Ravi Anand
Attorney at Law, P.C.
1165 N Clark St., Suite 700
Chicago, IL 60610
(708) 642-6735

Mail Deed and Tax Statement To:

Al Towns
5401 S. Wentworth Avenue ⁵⁴¹
Chicago IL, 60609-6300

THE GRANTOR, Beverly Bus Garage Federal Credit Union, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) hand paid, conveys and warrants to 77th Street Depot Federal Credit Union, 5401 S. Wentworth Ave., Suite 26, Chicago IL 60609-6300 (Grantee's address), the following described real estate in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Special taxes or assessments for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

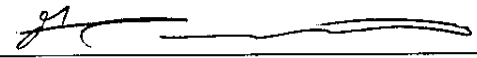
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number (s): 24-13-425-039-0000



Address of Real Estate:
2724 W 111th ST
Chicago, IL 60655-1809

REAL ESTATE TRANSFER TAX		02-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

Dated this 9th Day of March, 2023


Al Towns, Manager
77th Street Depot Federal Credit Union
Successor in Interest to Beverly Bus Garage Federal Credit Union
Grantor

24-13-425-039-0000 | 20230501614949 | 1-165-912-528
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-13-425-039-0000 | 20230501614949 | 0-022-637-008

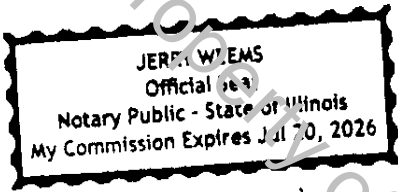
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P 2
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SC
INT R

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid,
CERTIFY THAT AL D. TOWNS
Personally known to me to be the person(s) whose name(s) he subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledge that
I signed, sealed, and delivered the said instrument as 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 March day of 21, 2023.



[Signature] (Notary Public)

Property of Cook County Clerk's Office

2023
22
TMI

UNOFFICIAL COPY

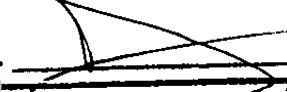
“Exhibit A”

Legal Description

THE WEST 33 FEET OF LOT 15 IN BLOCK 14 IN THE RESUBDIVISION OF FLOTS 10 TO 15 INCLUSIVE IN EACH OF BLOCKS 13, 14, 15 AND 16 IN OVIATT'S SUBDIVISION AFORESAID IN SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS 2724-26 WEST 111TH STREET, CHICAGO IL 60655

PIN: 24-13-125-039-0000

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>E</u>	and Cook County Ord. 93-0-27 par. <u>4</u>
Date <u>8/2/2023</u>	Sign. 

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-6020 (from Ch. 34, par. 3-6020)

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: 5/9/2023

SIGNATURE: [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:

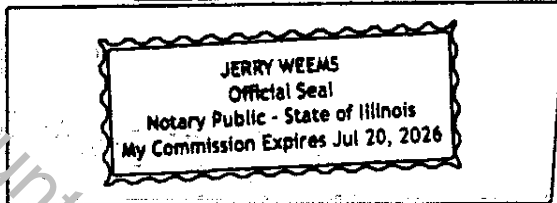
JERRY WEEMS

By the said (Name of Grantor): AC Trust

AFFIX NOTARY STAMP BELOW

On this date of: 5/9/2023

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: 5/9/2023

SIGNATURE: [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:

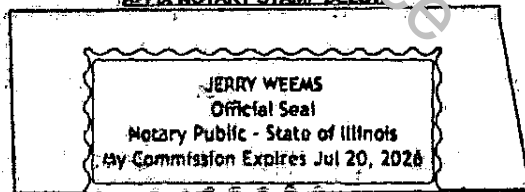
JERRY WEEMS

By the said (Name of Grantee):

AFFIX NOTARY STAMP BELOW

On this date of: 5/9/2023

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-6020(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.

(An ABI to WEPD or ABI to be recorded in Cook County, Illinois is exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Act 31)

roy. on 10.17.2016