

UNOFFICIAL COPY



2321434011D

Prepared By:

Diane M. Lorenz
7270 Idyllwild Lane
Riverside, CA 92503

Doc# 2321434011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2023 10:55 AM PG: 1 OF 4

After Recording Mail To:

smart!DEEDS, LLC - 108504
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Mail Tax Statement To:

Steve L. Lorenz, Trustee, et al
7270 Idyllwild Lane
Riverside, CA 92503

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

TITLE OF DOCUMENT

The Grantor(s) **Diane M. Lorenz, a married woman**, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and warrant(s) to **Steve L. Lorenz and Diane Lorenz, Trustees of the Lorenz Living Trust dated October 14, 2015**, whose address is 7270 Idyllwild Lane, Riverside, California 92503, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

UNIT NUMBER 7C IN THE EL LAGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE LOTS 3 AND 4 AND THE NORTH 25 FEET OF LOT 5 (EXCEPT THE WEST 14 FEET OF SAID PREMISES) IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, SAID ADDITION BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND EXCEPT THE RAILROAD), IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE COMMENCING AT A POINT ON THE NORTH LINE, EXTENDED EASTERLY, OF SAID LOT 3, 348.57 FEET EAST OF THE EAST LINE OF NORTH SHERIDAN ROAD AS WIDENED; THENCE SOUTH TO INTERSECT THE NORTH LINE, EXTENDED EASTERLY, OF SAID LOT 4, AT A POINT 347.99 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5, AT A POINT 347.41 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE SOUTH LINE; EXTENDED EASTERLY, OF THE NORTH 25 FEET OF SAID LOT 5 AT A POINT 346.88 FEET EAST OF THE EAST LINE OF SAID SHERIDAN ROAD AS WIDENED, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 24998056 TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Site Address: **6157 North Sheridan Road, Unit 7C, Chicago, Illinois 60660**

Permanent Index Number: **14-05-211-024-1055**

Prior Recorded Doc. Ref.: **Warranty Deed**; Recorded: **June 23, 2021**; Doc. No. **2117404059**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

REAL ESTATE TRANSFER TAX

02-Aug-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-05-211-024-1055

| 20230701682125 | 1-063-938-512

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Dated this 20th day of June, 2023

Diane M. Lorenz

Diane M. Lorenz

STATE OF _____)

ss

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **Diane M. Lorenz**.

NOTARY STAMP/SEAL

Property of Cook County Clerk's Office

NOTARY PUBLIC

Certificate Attached for California Notary Wording

PRINTED NAME OF NOTARY

MY Commission Expires: _____

| | |
|--|--------------------------------|
| AFFIX TRANSFER TAX STAMP | |
| OR | |
| 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. 4. | |
| <u>6/20/23</u> | <i>Diane M. Lorenz</i> |
| Date | Buyer Seller or Representative |

REAL ESTATE TRANSFER TAX

02-Aug-2023



| | |
|----------|------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 |

14-05-211-024-1055 | 20230701682125 | 1-840-671-184

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

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

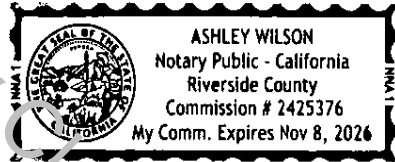
On June 20, 2023 before me, Ashley Wilson, Notary Public
(insert name and title of the officer)

personally appeared Diane M Lorenz
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Ashley Wilson* (Seal)



Property of Cook County Clerk's Office

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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: 6 | 20 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

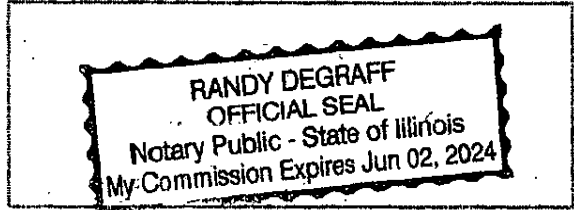
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 6 | 20 | 2023

NOTARY SIGNATURE: [Signature]

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: 6 | 20 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

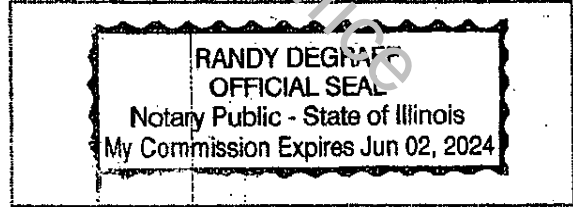
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 6 | 20 | 2023

NOTARY SIGNATURE: [Signature]

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)**)