

# UNOFFICIAL COPY



\*2321522006D\*

Doc# 2321522006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2023 10:16 AM PG: 1 OF 6

23 GSA 96-147 CP  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

C12

(The Above Space for Recorder's Use Only)

THE GRANTOR, Society of the Helpers of the Holy Souls also known as Society of Helpers, an Illinois not for profit Corporation, of Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Linas J. Zymantas, of 3612 South Emerald Avenue, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 17-32-210-014-0000

Property Address: 3206 S. Aberdeen Street, Chicago, IL 60608

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes for not due and payable at the time of Closing

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

*Signature page follows*

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Dated this 23<sup>rd</sup> day of May, 2023.

Society of the Helpers of the Holy Souls,  
also known as Society of Helpers,  
an Illinois not for profit corporation

Sr. Mary Ellen Moore

Name: Sr. Mary Ellen Moore  
Its: Authorized Agent

STATE OF ILLINOIS     )  
  ) SS,  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sr. Mary Ellen Moore, as Authorized Agent of Society of the Helpers of the Holy Souls, also known as Society of Helpers, an Illinois not for profit corporation 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 she signed, sealed and delivered in the instrument as her free and voluntary act as Authorized Agent, 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 23<sup>rd</sup> day of May, 2023.



Karen A. Grad  
Notary Public

THIS INSTRUMENT PREPARED BY:  
Karen A. Grad, Esq, of counsel  
Schoenberg Finkel Beederman Bell Glazer LLC  
300 S. Wacker Drive, Suite 1500  
Chicago, Illinois 60606

MAIL TO:

Ivan Puljic, Esq.  
Law Offices of Ivan Puljic  
10 S LaSalle Street, Suite 2920  
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Linas J. Zymantas  
3206 S. Aberdeen Street  
Chicago, IL 60608

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CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No.: 23GSA960147LP

For APN/Parcel ID(s): 17-32-210-014-0000 and

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LOT 14 IN BLOCK "F" IN THE SUBDIVISION BY WALL, BARNES AND CLAY SUBDIVISION OF BLOCKS 2 AND 3 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 WITH THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt Under Provisions of Paragraph <sup>B</sup>  
Section 4, Real Estate Transfer Tax Act.

5/25/23 Man O...  
Date Buyer, Seller Representative

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: 5/26/2023

SIGNATURE: Karen A. Grant  
**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:

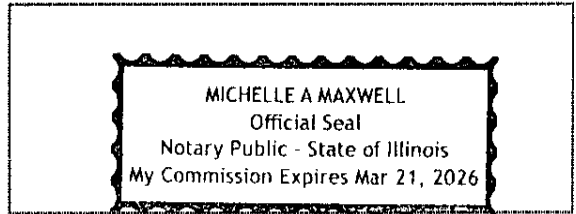
Michelle Maxwell

By the said (Name of Grantor): K. Grant

On this date of: 5/26/2023

NOTARY SIGNATURE: Michelle Maxwell

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: 5/26/2023

SIGNATURE: Karen A. Grant  
**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:

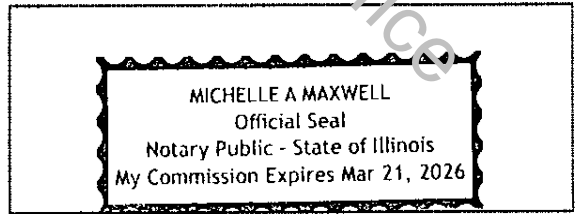
Michelle Maxwell

By the said (Name of Grantee): K. Grant

On this date of: 5/26/2023

NOTARY SIGNATURE: Michelle Maxwell

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)**

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CHICAGO:	3,487.50
CTA:	0.00
TOTAL:	3,487.50 *

17-32-210-014-0000 | 20230501627257 | 1-598-008-016  
 Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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17-32-210-014-0000

20230501627257 | 1-327-590-096

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office