

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2322206431 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 01:48 PM Pg: 1 of 4
Dec ID 20230801693551

THE GRANTORS, JOHN A.
GASS and SUZANNE C. GASS,
husband and wife,

of the City of Evanston, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANT to JOHN GASS or SUZANNE C. GASS, not individually but as trustees of the JOHN GASS AND SUZANNE C. GASS LIVING TRUST dated May 22, 2023, the beneficial interest of said trust being held by John Gass and Suzanne C. Gass, husband and wife, as tenancy by the entirety, 3111 Thayer St., Evanston, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

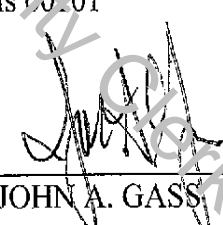
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

CITY OF EVANSTON
EXEMPTION

Permanent Real Estate Index Number(s): 05-33-410-020-0000

Address(es) of Real Estate: 3111 Thayer St., Evanston, Illinois 60201

Dated this 22nd day of May, 2022



JOHN A. GASS



SUZANNE C. GASS

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that JOHN A GASS and SUZANNE C. GASS, 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 grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and official seal, this 22 day of May 2023



Shannon M. Heilman
Notary Public

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: JOHN GASS and SUZANNE C. GASS, 3111 Thayer St., Evanston, Illinois 60201.

or Recorder's Office Box No. _____

Send Subsequent Tax Bills To: JOHN GASS and SUZANNE C. GASS, 3111 Thayer St., Evanston, Illinois 60201.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act
Date: 5-22-23

Prepared By:
Shannon M. Heilman
7246 W. Touhy Ave.
Chicago, Illinois 60631

Signature: [Handwritten Signature]

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION FOR

3111 THAYER STREET

EVANSTON, IL 60201

PIN: 05-33-410-026-0000

THE WEST 48 FEET OF LOT 189, 190 AND 191 N 'THE TERRACE' MCKEY AND POAGUES ADDITION TO EVANSTON, BEING A SUBDIVISION OF ADAM HOTH HOMESTEAD (EXCEPT THE SOUTH 47 FEET THEREOF) IN THE EAST 1/2 SOUTH OF CROSS POINT OF FRACTIONAL SECTION 33 AND OF THE EAST 200 FEET OF LOT 3 IN HENRY WITFOLDS SUBDIVISION OF THE SOUTH 47 FEET OF LOTS 5 AND 8 AND THAT PART OF LOT 7 LYING EAST OF THE WEST 247.5 FEET THEREOF IN COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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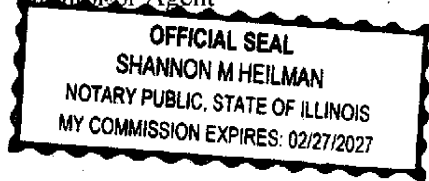
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest 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 title to real estate under the laws of the State of Illinois.

Dated: May 22, 2022.

Signature(s): [Handwritten Signature]

Grantor or Agent



Subscribed and sworn to before me this 22 day of May, 2023

[Handwritten Signature]
Notary Public

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest 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: May 22, 2022.

Signature(s): [Handwritten Signature]

Grantee or Agent



Subscribed and sworn to before me this 22 day of May, 2023

[Handwritten Signature]
Notary Public

Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).