

# UNOFFICIAL COPY

## WARRANTY DEED



THE GRANTOR, NEAL J. WAGNER, an unmarried person, of 5621 N. Glenwood Ave., Chicago, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to:

Doc# 2322722010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/15/2023 11:31 AM PG: 1 OF 3

Neal J. Wagner, Trustee of the Neal J. Wagner Living Trust, dated June 14, 2023, and any amendments thereto, of 5621 N. Glenwood Ave., Chicago, IL 60660,

EXEMPT UNDER PROVISIONS OF E SECTION 31-45, PROPERTY TAX CODE

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

--SEE ATTACHED EXHIBIT A --

6/14/2023  
DATE

*Richard A. Wells*  
REPRESENTATIVE

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: 14-05-327-021-0000  
Address of Real Estate: 5621 N. Glenwood Ave., Chicago, IL 60660

DATED this 14<sup>th</sup> day of June 2023

*Neal J. Wagner*  
Neal J. Wagner

REAL ESTATE TRANSFER TAX		15-Aug-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

14-05-327-021-0000 | 20230801693936 | 1-144-554-960

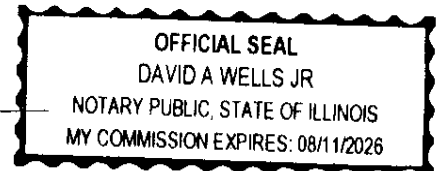
State of Illinois )  
County of Cook )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neal J. Wagner, 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 they signed, sealed and delivered the said instrument as 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 official seal, this 14<sup>th</sup> day of June 2023

Commission expires 08/11, 2026

*David A. Wells Jr.*  
NOTARY PUBLIC



This instrument was prepared by, and should be returned to: Jack W. Bengé  
David Wells & Associates, P.C., 609 West Addison Street, Unit B, Chicago, IL 60613  
Mail future tax bills to:  
Neal J. Wagner  
5621 N. Glenwood Ave.  
Chicago, IL 60660

REAL ESTATE TRANSFER TAX		15-Aug-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

14-05-327-021-0000 | 20230801693936 | 0-002-426-320

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

# UNOFFICIAL COPY

**EXHIBIT A**

LOT 11 AND 12 IN BLOCK 1 IN PURVIS ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

# UNOFFICIAL COPY

## 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 1/22, 2021

Signature: *Richard A. Moen*  
Grantor or Agent

Subscribed and sworn to before me  
By the said RICHARD A. MOEN  
This 22<sup>ND</sup> day of JANUARY, 2021  
Notary Public *[Signature]*

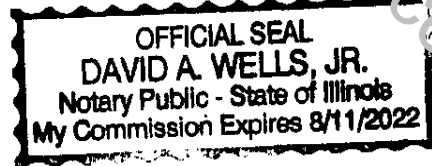


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 1/22, 2021

Signature: *Richard A. Moen*  
Grantee or Agent

Subscribed and sworn to before me  
By the said RICHARD A. MOEN  
This 22<sup>ND</sup> day of JANUARY, 2021  
Notary Public *[Signature]*



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)