

UNOFFICIAL COPY

Doc#: 2326913098 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 10:43 AM Pg: 1 of 5

WARRANTY DEED Statutory (Illinois)

MAIL TO:

The Law Offices of Max Elliott,
Ltd.
605 N. Michigan Ave.
Suite 400
Chicago, IL 60611

**NAME & ADDRESS OF
TAXPAYER:**

Thomas J. Bamonte
1820 W. Cortland St.
Chicago, IL 60622

Dec ID 20230401690344

City Stamp 1-647-467-984

RECORDER'S STAMP

THE GRANTORS, ALICE BERRY and THOMAS J. BAMONTE, as husband and wife OWNERS in tenancy by the entirety and not joint tenants with rights of survivorship and not tenants in common, of the City of CHICAGO, County of Cook, State of Illinois, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEY and WARRANT and TRANSFER all right, title, and interest held by GRANTORS in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 1820 West Cortland Street, Chicago, Illinois 60622 duly recorded on April 10, 1992 at the Cook County Recorder of Deeds office, Document Number 92247019 to ALICE BERRY, as TRUSTEE and GRANTEE, of the ALICE BERRY REVOCABLE LIVING TRUST, dated June 21, 2021, of Chicago, Illinois, County of Cook, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2021 shall be prorated between GRANTORS and GRANTEES as of the date of the recording of this deed. Send all tax statements to Grantees.

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LEGAL DESCRIPTION

LOT 36 IN SUBDIVISION OF LOTS 4, 5, 8, 9 AND 10 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40, NORTH RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-31-403-035-0000


PROPERTY COMMONLY KNOWN AS: 1820 West Cortland Street, Chicago, Illinois 60622.

Dated this 02 day of June, 2021

Alice Berry
Alice Berry, Grantor

Thomas J. Bamorita
Thomas J. Bamorita, Grantor

Alice Berry
Alice Berry, Grantee, Trustee

REAL ESTATE TRANSFER TAX		18-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-31-403-035-0000 | 20230401690344 | 1-647-467-984
* Total does not include any applicable penalty or interest due.

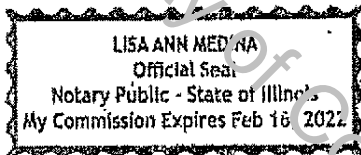
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NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT ALICE BERRY_ is personally known to me to be the same person whose name is subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of June, 2021.



Lisa Ann Medina
 Notary Public

My commission expires 02-16-2022

MUNICIPAL TRANSFER STAMP (If Required)
 STAMP

Cook COUNTY/ILLINOIS TRANSFER

NAME & ADDRESS OF PREPARER:

The Law Offices of Max Elliott, Ltd.
 605 N. Michigan Ave.
 Suite 400
 Chicago, Illinois 60611
 877.535.1600
 melliott@maxelliottlaw.com

EXEMPT under provisions of Paragraph (c) Section 31-45, Property Tax Code.

Date: 6-22-2021

Max Elliott
 Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

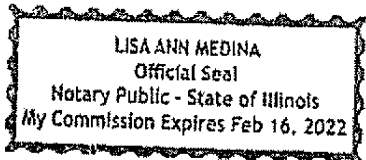
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 June 22 2021

Signature: Alice Berry
As Grantor

Subscribed and sworn to me
By the said Alice Berry
This 22 day of June, 2021
Notary Public Lisa Ann Medina

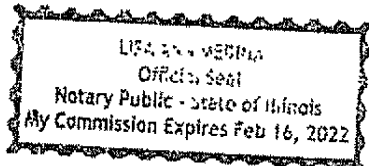


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 22 2021

Signature: Alice Berry
As Grantee

Subscribed and sworn to me
By the said Alice Berry
This 22 day of June, 2021
Notary Public Lisa Ann Medina



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 a Class A misdemeanor for subsequent offenses.

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STATEMENT BY GRANTOR AND GRANTEE

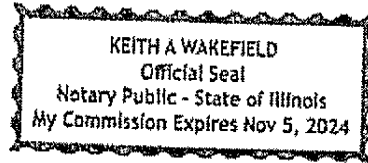
STATE OF ILLINOIS)
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Dated October 11th 2024

Signature: [Signature]
As Grantor

Subscribed and sworn to me
By the said Grantor
This 11th day of October 2024
Notary Public [Signature]

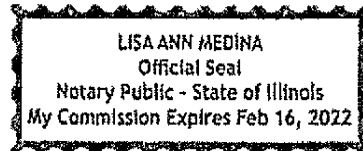


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Dated June 22 2021

Signature: [Signature]
As Grantee

Subscribed and sworn to me
By the said Alice Berry
This 22 day of June 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 a Class A misdemeanor for subsequent offenses.