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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2329133463 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2023 03:32 PM Pg: 1 of 3

Dec ID 20231001648889
ST/CO Stamp 0-896-801-744 ST Tax \$375.00 CO Tax \$187.50
City Stamp 0-480-668-624 City Tax: \$3,937.50

THE GRANTORS, Sarah Henry and Nicholas Seefeldt, married, of the City of Chicago, Cook County, State of Illinois, for and in consideration of ten dollars in hand paid, CONVEY and WARRANT to Mary Lou Gignac, as trustee or her successors in trust, of The Mary Lou Gignac Revocable Living Trust, dated September 30, 1998, as amended from time to time, the following described Real Estate, situated in the City of Chicago, County of Cook in the State of Illinois, to wit:

UNIT 6204-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRAND ON GRANVILLE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0621418003, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years, Covenants, conditions and restriction of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of real estate; And hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois.

Permanent Real Estate Index Number(s): 14-05-113-033-1003

Address of Real Estate: 6204 North Lakewood Avenue, Unit 1N, Chicago, IL 60660

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 years, and to renew or extend leases upon any terms and for any period or periods of

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time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustees or Successor Trustees or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Signed this 10th day of October 2023



 Sarah Henry



 Nicholas Seefeldt

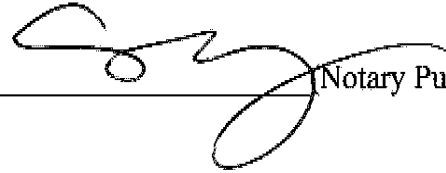
STATE OF ILLINOIS
 COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sarah Henry and Nicholas Seefeldt 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 they signed, sealed and delivered the said instrument as their free

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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 10th day of October, 2023.



(Notary Public)


Property of Cook County Clerk's Office





Prepared By:
Siobhan C. Murray
Murray Law Group, PC
100 N Prospect Avenue
Park Ridge, IL 60068

Mail To:
Mary Lou Gignac
6204 North Lakewood Avenue
Unit 1N, Chicago, IL 60660

Name & Address of Taxpayer:
Mary Lou Gignac
6204 North Lakewood Avenue
Unit 1N, Chicago, IL 60660

REAL ESTATE TRANSFER TAX	17-Oct-2023
 CHICAGO:	2,812.50
CTA:	1,125.00
TOTAL:	3,937.50 *

14-05-113-033-1003 | 20231001648889 | 0-480-668-624
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	17-Oct-2023
  COUNTY:	187.50
ILLINOIS:	375.00
TOTAL:	562.50

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