

UNOFFICIAL COPY

Doc#: 2333933598 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2023 04:23 PM Pg: 1 of 4

Dec ID 20231101683185

City Stamp 0-271-441-872

ILLINOIS SPECIAL (LIMITED) WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, **APRIL L. HOLDER**, a single woman, of 9 Maple Tree Court, Elmhurst, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and **CONVEY UNTO:**

APRIL L. HOLDER, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE APRIL L. HOLDER REVOCABLE LIVING TRUST DATED OCTOBER 3, 2023, AND ANY AMENDMENTS THERETO, of 9 Maple Tree Court, Elmhurst, Illinois 60126,

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

See Legal Description attached hereto as **Exhibit A** and made a part hereof.

Permanent Real Estate Index Number(s): 25-02-412-038-0000

Common Address of Real Estate: 9201 South Harper Avenue, Chicago, Illinois 60619

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

Subject to the following restrictions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed was prepared without examination of title at both the grantor's and the grantee's request.

Illinois transfer tax exempt under the provisions of 35
ILCS 200/31-45, Paragraph (e)

Date: 11/21/2023


April L. Holder
Buyer / Seller / Representative

SIGNATURE PAGE TO FOLLOW

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DATED THIS 21 DAY OF Nov, 2023

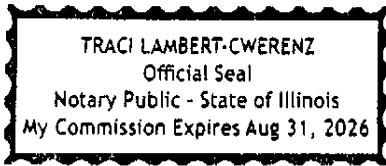
April L Holder
APRIL L. HOLDER

REAL ESTATE TRANSFER TAX		01-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
25-02-412-038-0000 20231101683185 0-271-441-87		
* Total does not include any applicable penalty or interest due		

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **APRIL L. HOLDER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 21 day of November, 2023.



Traci Lambert-Cwerenz
NOTARY PUBLIC

This Instrument was prepared by:
Alex Ranjha
Ranjha Law Group, PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

Send Subsequent Tax Bills To:
April Holder
9 Maple Tree Ct.
Elmhurst, Illinois 60126

After recording, mail to:
Ranjha Law Group, PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

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EXHIBIT A LEGAL DESCRIPTION

LOTS 47 AND THE NORTH HALF OF LOT 46 IN BLOCK 7 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

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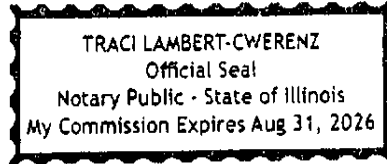
AFFIDAVIT BY GRANTOR AND GRANTEE

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 November 21, 2023

Signature: *April L. Hold*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 21 day of November, 2023
Notary Public *Traci Lambert-Cwerenz*

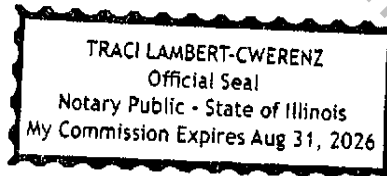


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 21, 2023

Signature: *April L. Hold*
Grantee or Agent

Subscribed and sworn to before me By the said Grantee This 21 day of November, 2023
Notary Public *Traci Lambert-Cwerenz*



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.