

# UNOFFICIAL COPY

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## GIT WARRANTY DEED Illinois (Statutory)

*After Recording Mail To:*

LAVELLE LAW, LTD.  
141 W. Jackson Blvd. Suite 2800  
Chicago, IL 60604

*Send Subsequent Tax Bills To:*

GRMC LLC  
4741 N. Redwood  
Norridge, IL 60706

Doc#: 2334106271 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/07/2023 02:11 PM Pg: 1 of 4

Dec ID 20231101677317  
ST/CO Stamp 1-166-180-304  
City Stamp 0-787-709-904

THE GRANTOR Anna Dewey FKA Anna DiCristofano, a married woman, of 1345 South Paddock Dr., City of Wheeling, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRMC, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, married, of 4741 Redwood, City of Norridge, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*See attached Legal Description*

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

This property is NOT the homestead real property of grantors.

Permanent Real Estate Index Number: 12-24-302-048-0000

Address of Real Estate: 7847 W Addison St, Chicago , Illinois 60634

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Dated this 17th day of November, 2023.

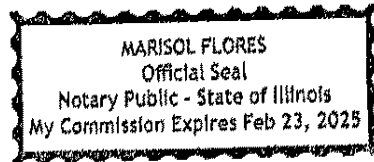
Anna Dewey  
Anna Dewey FKA Anna DiCristofano

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 Anna Dewey FKA Anna DiCristofano 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of November, 2023.


Marisol Flores (SEAL)  
Notary Public



Prepared by:



Lavelle Legal Services, Ltd.  
1933 N. Meacham Rd. Suite 600  
Schaumburg, IL 60173

Chance Badertscher

REAL ESTATE TRANSFER TAX		05-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-24-302-048-0000 | 20231101677317 | 0-787-709-004

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

REAL ESTATE TRANSFER TAX		05-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-24-302-048-0000 | 20231101677317 | 1-166-180-304

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## LEGAL DESCRIPTION

LOT 6 AND THE EAST 8 FEET 4 INCHES OF LOT 7 IN BLOCK 2 IN J. J. RUTHERFORD'S 5TH ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 24 SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## Permanent Index Numbers(s):

12-24-302-048-0000

## Note for Informational Purposes Only, Commonly known as:

7847 W Addison St, Chicago, Illinois 60634

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph e, Section 4, of the real Estate Transfer Tax Act.  
Dated this 17<sup>th</sup> day of November 2023.

  
Signature of Buyer-Seller or their Representative

Prepared by: Chance W. Badertschen, Lavelle Law, Ltd., 141 W. Jackson Blvd, Chicago, IL, 60604

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11 | 17 | 2023

SIGNATURE: Anna Dewey  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

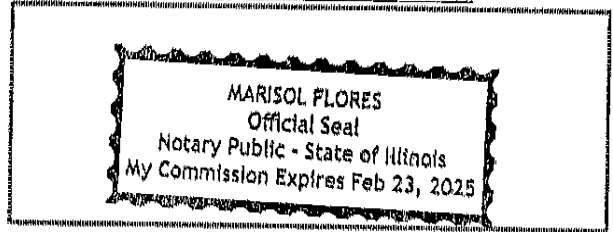
Marisol Flores

By the said (Name of Grantor): Anna Dewey FKA Anna DiCristofano

On this date of: 11 | 17 | 2023

NOTARY SIGNATURE: Marisol Flores

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11 | 20 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

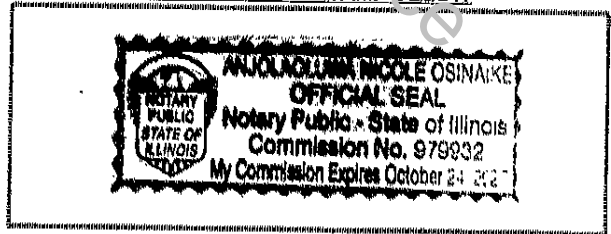
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): GRMC, LLC

On this date of: 11 | 20 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**