

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2400506561 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 04:06 PM Pg: 1 of 7

RETURN TO:
Michael W. Wandling
122 Reinerman Street,
Houston, TX 77007

Dec ID 20240101607982
ST/CO Stamp 1-931-274-288
City Stamp 0-636-622-896

SEND TAX BILLS TO:
Michael W. Wandling
122 Reinerman Street,
Houston, TX 77007

THE GRANTOR(S), **Cene L. Wandling**, married to **Katherine S. Wandling**, of **Boynton Beach**, County of **Palm Beach**, State of **Florida** and **Michael W. Wandling**, married to **Megan R. Wandling**, of **Houston**, County of **Harris**, State of **Texas** for and in consideration of **Ten and no/100 (\$10.00)** and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Michael W. Wandling

**This is not Homestead Property to Katherine S. Wandling and Megan R. Wandling*

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- e) ~~Not as Joint Tenants, or Tenants in Common but as Partners by the Entirety, as husband and wife.~~
- d) As an Individual

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

LEGAL DESCRIPTION: UNIT 1307 AND PARKING UNIT #P-431 IN ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SUREY OF THE FOLLOWING DESCRIBED LAND: PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATOIN OF CONDOMINIUM AS AMDENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT 97719736, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 17-09-127-039-1446 & 17-09-127-039-1341

PROPERTY ADDRESS: 435 W. Erie Street, Unit 1307 and P-431, Chicago, Illinois 60654

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Signature and Notary page to follow

UNOFFICIAL COPY

Dated this 15 day of December, 2023.

Gene L. Wandling (SEAL)
Gene L. Wandling

STATE OF _____ } ss.
County of _____ }

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Gene L. Wandling**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 _____ day of _____, 2020.



NOTARY SEAL

NOTARY PUBLIC
My commission expires on _____, 20____

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

~~EXEMPT UNDER REAL ESTATE TRANSFER LAW~~

~~35 ILCS 200/31-45 SUB PAR AND
COOK COUNTY ORD. 93-O-27 PAR~~

~~DATE: _____~~

~~_____
Signature of Buyer, Seller or Representative~~

Clear/Reset

UNOFFICIAL COPY



Acknowledgment by Individual

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 15 day of December, 2023, by means of physical presence or online notarization

Gene L Wandling (name of person acknowledging).

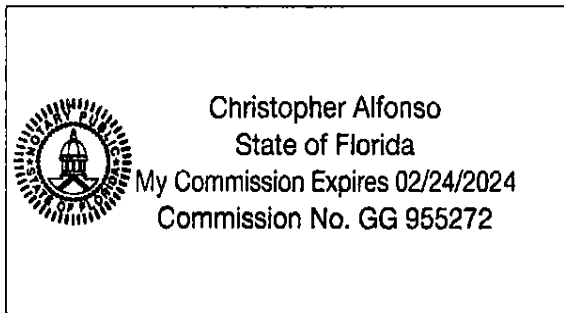
Personally known to me
 Produced Identification
Type of Identification Produced State of Florida Driver License

Notary signature Christopher Alfonso

Notary name (typed or printed) Christopher Alfonso

Title (e.g., Notary Public) Notary Public

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document Warranty Deed


Document Date 12/15/2023 Number of Pages 3

Signer(s) Other Than Named Above NA

Account Number (if applicable) NA

UNOFFICIAL COPY

Dated this 21 day of December, 2023.

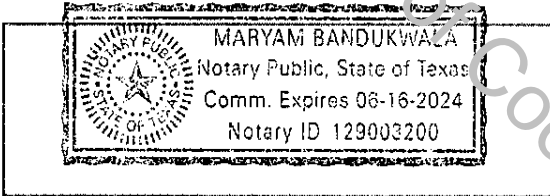


(SEAL)
Michael W. Wandling


STATE OF _____ } ss.
County of _____ }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Michael W. Wandling**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 dec, 2020.



NOTARY SEAL

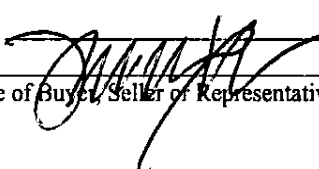


NOTARY PUBLIC
My commission expires on 21 dec, 2023

NAME and ADDRESS OF PREPARER:
TAX
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER REAL ESTATE TRANSFER LAW

35 ILCS 200/31-45 SUB PAR AND
COOK COUNTY ORD. 93-O-27 PAR
DATE: 12/26/23



Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT OF GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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 laws of the State of Illinois.

Dated: _____, 20__ Signature _____
Grantor or Agent

Subscribed and Sworn to before me
this ___ day of _____, 20__.

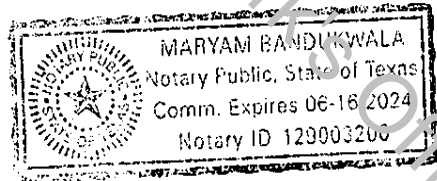
Notary Public _____

The grantee or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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 laws of the State of Illinois.

Dated: December 21, 2023. Signature [Handwritten Signature]
Grantee or Agent

Subscribed and Sworn to before me
this 21 day of dec, 2023

Notary Public [Handwritten 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.)

UNOFFICIAL COPY

STATEMENT OF GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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 laws of the State of Illinois.

Dated: 12/15/2023, 20__ Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
this ___ day of _____, 20__.

Notary Public _____

The grantee or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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 laws of the State of Illinois.

Dated: _____, 20__ Signature _____
Grantee or Agent

Subscribed and Sworn to before me
this ___ day of _____, 20__.

Notary Public _____

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.)

Clear/Reset

UNOFFICIAL COPY



Acknowledgment by Individual

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 15 day of December, 20 23, by means of physical presence or online notarization

Gene L Wandling (name of person acknowledging).

Personally known to me

Produced Identification

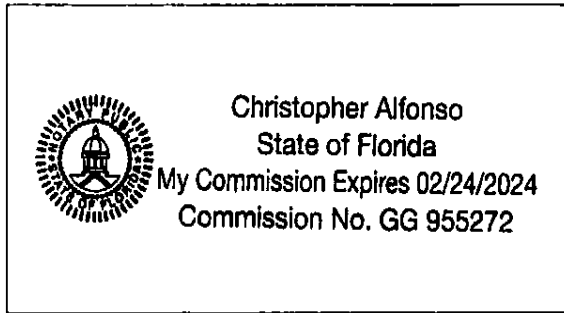
Type of Identification Produced State of Florida Driver License

Notary signature Christopher Alfonso

Notary name (typed or printed) Christopher Alfonso

Title (e.g., Notary Public) Notary Public

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document

Statement of Grantor and Grantee

Document Date

12/15/2023

Number of Pages

2

Signer(s) Other Than Named Above

N/A

Account Number (if applicable)

N/A