#### WARRANTY DEED

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

SEND TAX BILLS TO: Michael W. Wandling 122 Reinerman Street, Houston, TX 77007 Doc#. 2400506561 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/05/2024 04:06 PM Pg: 1 of 7

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

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 Coopers 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 EPIE 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 ½ OF THE NORTHWEST ½ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, 5.4 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.

<sup>\*</sup>Signature and Notary page to follow\*

| Dated this 15 day of  | December , 20%                                       | 23.  |  |
|---|--|--|--|
| efew-21-  | 7 (SEAL)   |  |  |
| Gene L. Wandling  | ()   |  |  |
| STATE OF County of  | } ss.  |  |  |
| I, the undersigned a No Wandling, personally k instrument, appeared of delivered the instrument   | nown to me to be the sar<br>fore me this day in pers | d County, in the State aforesaid, Come person(s) whose name is/are soon, and acknowledged that he/sh l voluntary act, for the uses and prestead. | ubscribed to the foregoin<br>ne/they signed, sealed an |
| Given under my  | nand and notarial seal, this                         | s day of   | , 2020.  |
| NOTARY PUBL My commission expires   | IC   | t County Clarks  | Co   |
| NAME and ADDRESS OTAX JMC Law Group 111 W. Washington Stre Chicago, Illinois 60602 (312) 332-5020 |  | EXEMPT UNDER REAL ESTA  35 ILCS 200/31 45 SUB PAR A  COOK COUNTY ORD. 93-0-27  DATE:  Signature of Buyer, Seller or Represent                    | ND<br>7 PAR  |





# Acknowledgment by Individual

| State of Florida  |   |
|---|---|
| County of falm Breich   | l re-   |
| The foregoing instrument was acknowle   | edged before me this day  |
| of  | 20 <u>23</u> , by means of only physical presence or online notarization (name of person acknowledging).  |
| Gene L biginalling  | (name of person acknowledging).   |
| Personally known to me Produced Identification Type of Identification Produced                | State of Florida Daver license  |
| Notary signature  | her alfans  |
| Notary name (typed or printed)  | Unistopher Attonso  |
| Title (e.g., Notary Public)   | Motary Public   |
| Place Seal Here   |   |
| Christopher Alfonso State of Florida My Commission Expires 02/24/202 Commission No. GG 955272 | tion Tolling Control of the control |
| For Bank Purposes Only Descript   | tion  |
| of Attached Document Type or Title of Document  | Warranty Deed   |
| Document Date 12/15/2023  | Number of Pages   |
| Signer(s) Other Than Named Above  | MA  |
| Account Number (if applicable)  | NA  |

| Dated this 21 day of December   | _, 2023.   |   |  |
|---|--|---|--|
|   | EAL)   |   |  |
| Michael W. Wandling   |  |   |  |
| STATE OF } ss. County of }  |  |   |  |
| I, the undersigned, a Notary Public in and for Wandling, personally known to me to be the instrument, appeared before me this day in delivered the instrument as his/her/their free including the release and waiver of the right of Given under my hand and notarial sea | he same person(s) whose n person, and acknowled e and voluntary act, for of homestead. | name is/are subscribe<br>ged that he/she/they<br>the uses and purpose | ed to the foregoing signed, sealed and |
| MARYAM BANDUKVVALA Notary Public, State of Texas Comm. Expires 06-16-2024 Notary ID 129003200   |  |   |  |
| NOPART PUBLIC   | -<br>, 20_ <u>13</u>   |   |  |
| My commission expires on <u>al dec</u>  | , 20_ <u>13</u>  | C/6/4'5 Ox  |  |
| NAME and ADDRESS OF PREPARER:   | EXEMPT UNDER   | REAL ESTATE TRA   | NSFER LAW                              |
| TAX JMC Law Group 111 W. Washington Street, Suite 1500 Chicago, Illinois 60602 (312) 332-5020   | 35 ILCS 200/31-45 COOK COUNTY DATE: Signature of Buyer/Se                              | SSUB PAR AND<br>ORD. 93-O-27 PAR                                      | 2/26/23                                |

2400506561 Page: 5 of 7

## **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 trast 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 . Signatur | re               |  |
|---------------------------------|-----------------|------------------|--|
|                                 | /               | Grantor or Agent |  |
| Subscribed and Sylorn to before | me              |                  |  |
| this day of                     |                 |                  |  |
| Notary Public                   |                 |                  |  |
| $\mathcal{P}_{j}$               | c               |                  |  |
|                                 |                 |                  |  |

The grantee or the grantee's agent afteres 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

Gruntee or Agent

Subscribed and Sworn to before me
this 2\ day of \( \text{CC} \), 20 \( \text{23} \) if \( \text{MUMILY MARYAM RANDUKWALA} \( \text{MARYAM RANDUKWALA} \)

Notary Public, State of Texa:

Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity 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.)

2400506561 Page: 6 of 7

## **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                              | elev-al-   |
|---|--|
|   | Grantor or Agent   |
| 0.  |  |
| Subscribed and worn to before me                              | and the second of the second o |
| this day of   |  |
|   |  |
| Notary Public   |  |
| O/F   |  |
|   |  |
| The grantee or the grantee's agent affining that, to the bes  | t of his or her knowledge, the name of the   |
| grantee shown on the deed or assignment of reneficial into    | erest in land trust is either a natural person.  |
| an Illinois Corporation or foreign corporation (ath) rized    | to do business or acquire and hold title to  |
| real estate in Illinois, a partnership authorized to do busin | ness or acquire and hold title to real estate  |
| in Illinois, or other entity recognized as a person and and   | perized to do business or acquire and hold   |
| title to real estate under laws of the State of Illinois.     | ) <sub>×</sub> ,   |
|   | 9  |
| Dated:, 20 Signature  |  |
|   | Grant & or Agent   |
|   |  |
| Subscribed and Sworn to before me                             | 0,0  |
| this day of, 20   |  |
| Matary Dublic   |  |
| Notary Public   |  |
|   | Ö  |

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.)





# Acknowledgment by Individual

| State of Florida   |
|--|
| County of Palm Beach   |
| The foregoing instrument was acknowledged before me this day   |
|  |
| of $\frac{Drlcim ter}{c}$ , 20 $\frac{23}{c}$ , by means of $x$ physical presence or $x$ online notarization   |
| Gene L Wandling (name of person acknowledging).  |
| Personally known to me   |
| Produced Identification  Type of Identification Produced State of Florida Navar Incense  |
|  |
| Notary signature COM 2000 And And  |
| Notary name (typed or printed)   |
| Title (e.g., Notary Public)  |
| Place Seal Here  |
| Christopher Alfonso State of Florida My Commission Expires 02/24/2024 Commission No. GG 955272  For Bank Purposes Only Description of Attached Document  Type or Title of Document |
| For Bank Purposes Only Description   |
| of Attached Document   |
| Type or Title of Document  Statement of Granter and Granter  |
| Document Date Number of Pages  |
| 12/15/2023   |
| Signer(s) Other Than Named Above $N/\Delta$  |
| Account Number (if applicable)   |