

UNOFFICIAL COPY

WARRANTY DEED
TENANCY BY THE
ENTIRETY

Mail Deed To:

Mario Correa, Esq.
4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Taxpayer:

William P. Shunas
Eleanor Shunas
6525 N. Fairfield, Ave.,
Chicago, IL 60645



Doc# 2400834008 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/08/2024 11:31 AM PG: 1 OF 3

THE GRANTORS, **WILLIAM P. SHUNAS (aka William Shunas)** and **ELEANOR MATTERN (aka Eleanor Shunas)**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to, **WILLIAM SHUNAS and ELEANOR SHUNAS**, as husband and wife, of 6525 N. Fairfield Ave., Chicago, IL 60614, not as tenants in common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

PIN: 10-36-417-010-0000

ADDRESS: 6525 N. Fairfield Ave., Chicago, IL 60645

TO HAVE AND TO HOLD said premises forever as TENANTS BY ENTIRETY.

Executed on this 9 day of November, 2023

William Shunas

(SEAL)

WILLIAM SHUNAS

Eleanor Shunas

(SEAL)

ELEANOR SHUNAS

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was acknowledged before me this 9 day of November, 2023 by WILLIAM SHUNAS and ELEANOR MATTERN

Notary Public

Elaine Rivera

My commission expires Oct. 29, 2024

COUNTY - ILLINOIS TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF PAR.
E SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW, 35 ILCS 200/31-45.

DATE: 11/9/2023

Eleanor Shunas
Buyer, Seller or Representative





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LEGAL DESCRIPTION

LOT 23 IN BLOCK 1 IN DEVON CALIFORNIA ADDITION TO ROGERS PARK BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 696.75 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN: 10-36-417-010-0000

ADDRESS: 6525 N. Fairfield. Ave., Chicago, IL 60645

REAL ESTATE TRANSFER TAX		08-Jan-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
10-36-417-010-0000 20240101608987 0-549-697-584			

REAL ESTATE TRANSFER TAX		08-Jan-2024	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
10-36-417-010-0000 20240101608987 1-554-618-416			

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

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: 11/9/23

SIGNATURE: [Signature]
GRANTOR or AGENT

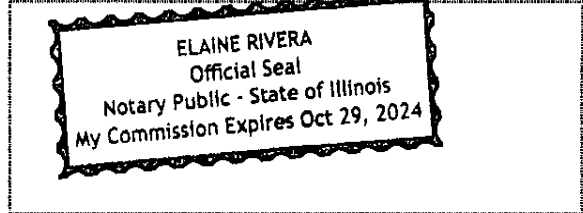
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): William Shumase Eleanor Mattern

On this date of: 11/9/23

NOTARY SIGNATURE: [Signature]



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: 11/9/23

SIGNATURE: [Signature]
GRANTEE or AGENT

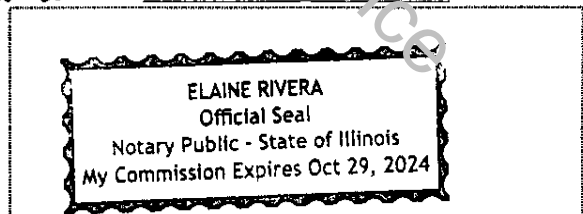
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): William Shumase Eleanor Shumase

On this date of: 11/9/23

NOTARY SIGNATURE: [Signature]



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)**)