

UNOFFICIAL COPY

Warranty DEED ILLINOIS STATUTORY

Doc#: 2403733097 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 01:39 PM Pg: 1 of 4

Dec ID 20240201627609
ST/CO Stamp 1-282-292-784
City Stamp 1-298-521-136

THE GRANTORS, Sarah E. Gallen, widow of deceased husband, Michael P. Gallen, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to John J. Gallen, a single man, and Phillomena D. Gallen, a single female, as joint tenants with the right of survivorship, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1:

Lot 4 (except the North 3 feet thereof) in Owner's Indian Boundary Line Resubdivision of Sundry Lots in Salinger and Hubbard's Second Addition to Rogers Park in Oliver Salinger and Company's North Shore Avenue Addition to Rogers Park and Claude W. Morris' Indian Boundary Addition to Rogers Park all in the South West 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Also

Parcel 2:

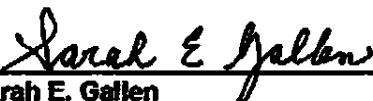
The North 6 feet of Lot 5 in Claude W. Morris' Indian Boundary Addition to Rogers Park in the East 505.82 feet of the West 1/2 of the South West 1/4 (except the South 1328.42 feet) of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, South of the Indian Boundary Line in Cook County, Illinois.

SUBJECT TO: (i) General Taxes not due and payable at the time of Closing; (ii) covenants, conditions and restrictions of records and (iii) Sellers hereby release and waive all rights relating to the Homestead Exemption of Illinois.

Permanent Real Estate Index Numbers: 10-36-307-028; 10-36-307-029

Address of Real Estate: 6624 N. Sacramento, Chicago, IL 60645

Dated this 30th day of March, 2023.



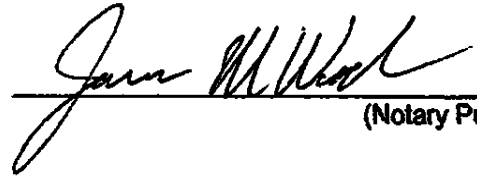
Sarah E. Gallen

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sarah E. Gallen is the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as a 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 official seal, this 30th day of March, 2023.


(Notary Public)



Prepared By:

James, Weck, 10 S LaSalle St, Suite 1600, Chicago, 60603

Mail To:

John J. Gallen and Philomena D. Gallen
6624 N. Sacramento
Chicago, IL 60645

Name and Address of Taxpayer:

John J. Gallen and Philomena D. Gallen
6624 N. Sacramento
Chicago, IL 60645

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

1/17/24 
Date Buyer, Seller or Representative

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: 6/21/2023

SIGNATURE: *Sarah E. Gallen*
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:

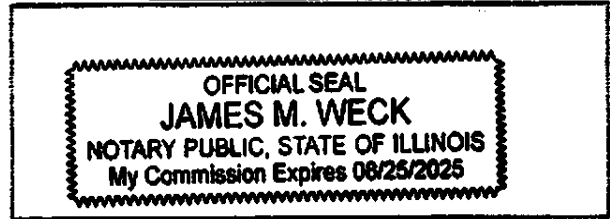
JAMES M. WECK

By the said (Name of Grantor): Sarah E. Gallen

AFFIX NOTARY STAMP BELOW

On this date of: 6/21/2023

NOTARY SIGNATURE: *James M. Weck*



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: 6/21/2023

SIGNATURE: *Philomena D. Gallen*
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:

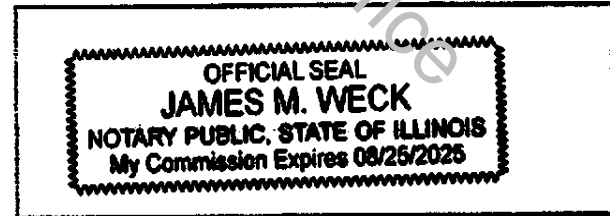
JAMES M. WECK

By the said (Name of Grantee): Philomena D. Gallen

AFFIX NOTARY STAMP BELOW

On this date of: 6/21/2023

NOTARY SIGNATURE: *James M. Weck*



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)**)

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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

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DATED: 6/21/2023

SIGNATURE: Sarah E. Gallen
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:

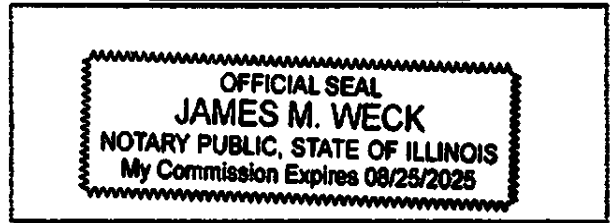
James M. Weck

By the said (Name of Grantor): Sarah E. Gallen

On this date of: 6/21/2023

NOTARY SIGNATURE: James M. Weck

AFFIX NOTARY STAMP BELOW



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DATED: 6/21/2023

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:

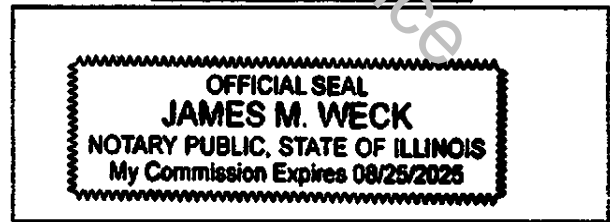
James M. Weck

By the said (Name of Grantee): John J. Gallen

On this date of: 6/21/2023

NOTARY SIGNATURE: James M. Weck

AFFIX NOTARY STAMP BELOW



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