

UNOFFICIAL COPY

Doc#: 2406523027 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 4

This Document Prepared By:

RENEE GONZALEZ

Attorney at Law

RGC Law Group, LLC

11 N. Northwest Highway, Suite 133

Park Ridge, IL 60068

Dec ID 20240201635447

City Stamp 0-376-877-616 City Tax \$0.00

**After Recording, Return and
Mail Tax Statements To:**

Ildefonso Chavez and Gretchen Anne Chavez, as co-Trustees

5953 N. Nina Avenue

Chicago, IL 60631

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

The Grantor,

GRETCHEN ANNE CHAVEZ, married to Ildefonso Chavez,

Whose mailing address is 5953 N. Nina Avenue, Chicago, IL 60631;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

ILDEFONSO CHAVEZ and GRETCHEN ANNE CHAVEZ, as co-Trustees of THE CHAVEZ
FAMILY LIVING TRUST, U/A dated February 05, 2024, the GRANTEE,

Whose mailing address is 5953 N. Nina Avenue, Chicago, IL 60631;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 17-08-104-041-1002

Site Address: 722 N. Throop, Unit 2F, Chicago, IL 60642

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/16, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 05 day of February, 2024.


GRETCHEN ANNE CHAVEZ

UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by ILDEFONSO CHAVEZ and GRETCHEN ANNE CHAVEZ, of 5953 N. Nina Avenue, Chicago, IL 60631, as co-Trustees under the provisions of THE CHAVEZ FAMILY LIVING TRUST.

Ildefonso Chavez
ILDEFONSO CHAVEZ,
Trustee, as aforesaid

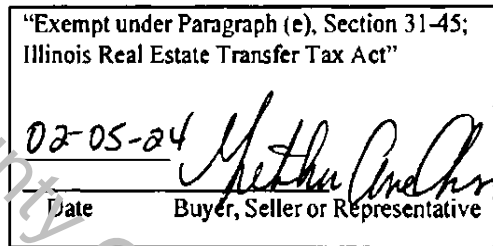
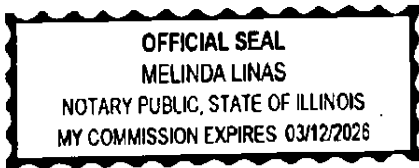
Gretchen Anne Chavez
GRETCHEN ANNE CHAVEZ,
Trustee, as aforesaid

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.
)

The foregoing instrument was acknowledged before me on this February 05, 2024, by ILDEFONSO CHAVEZ and GRETCHEN ANNE CHAVEZ.

Melinda Linas
NOTARY PUBLIC

My commission expires: 3/12/26



STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

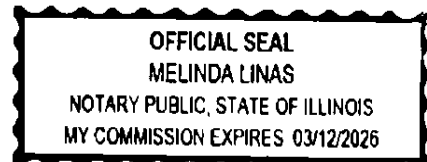
Dated this 05 day of February, 2024.

Ildefonso Chavez
ILDEFONSO CHAVEZ

Gretchen Anne Chavez
GRETCHEN ANNE CHAVEZ

Subscribed and sworn to before me by the said Gretchen Anne Chavez, this 05 day of February, 2024.

Notary Public: Melinda Linas



UNOFFICIAL COPY

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated this 05 day of February, 2024.

Ildefonso Chavez
ILDEFONSO CHAVEZ

Gretchen Anne Chavez
GRETCHEN ANNE CHAVEZ

Subscribed and sworn to before me by the said Ildefonso Chavez and Gretchen Anne Chavez, this 05 day of February, 2024.



Notary Public: Melinda Linas

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 2 IN THE 722 N. THROOP CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 21 1/3 FEET OF LOT 40 AND THE SOUTH 5 1/3 FEET OF LOT 41 IN BLOCK 4 IN TAYLOR'S SUBDIVISION OF BLOCK 1 OF ASSESSOR'S DIVISION OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDS AS DOCUMENT NUMBER 0411939047; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property Index Number: 17-08-104-041-1002

Common Address: 722 N. Throop Street, Unit 2F, Chicago, IL 60642

Property of Cook County Clerk's Office