

# UNOFFICIAL COPY

Doc#. 2406622177 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/6/2024 12:00 AM Pg: 1 of 3

## WARRANTY DEED IN TRUST Statutory (Illinois)

### Mail to:

Floss Law, LLC  
1200 Shermer Road, Suite 206  
Northbrook, IL 60062

Dec ID 20240201643191

ST/Co Stamp 0-165-212-720 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-848-439-344 City Tax \$0.00

### Name and Address of Taxpayer:

The Mante Family Trust  
3504 Lawson Road  
Glenview, IL 60025

THE GRANTOR(S), **Cy: il Mante and Nyle Mante, husband and wife as tenants by the entirety** for and in consideration of TEN AND NO/00 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to **THE MANTE FAMILY REVOCABLE TRUST, DATED OCTOBER 19, 2023**, of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 15 FEET OF LOT 2 AND THE NORTH 15 FEET OF LOT 3 IN BLOCK 2 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. Subject to covenants, conditions and restrictions of record and real estate taxes for 2023 and subsequent years.

PERMANENT INDEX NUMBER:

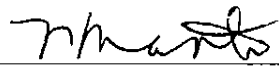
13-11-209-002-0000

ADDRESS OF REAL ESTATE:

5455 North Christiana, Chicago, Illinois 60625

DATED this 16 day of November, 2023

  
\_\_\_\_\_  
Cyril Mante (SEAL)

  
\_\_\_\_\_  
Nyle Mante (SEAL)

THIS INSTRUMENT WAS PREPARED BY: Floss Law, LLC 1200 Shermer Road, Suite 206, Northbrook, IL 60062

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Cyril Mante and Nyle Mante are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 16 day of November, 2023.



[Signature]

Commission expires: 11/16/2025

IMPRESS SEAL HERE:

COUNTY/ILLINOIS TRANSFER STAMPS

**EXEMPT UNDER PROVISIONS OF PAR E SECTION 4, REAL ESTATE TRANSFER TAX ACT**

12/26/2023     [Signature]  
DATE                      REPRESENTATIVE

**EXEMPT UNDER PROVISIONS OF PAR E SECTION 200.1-2B6, CHGO TRANSACTION TAX ORDINANCE.**

12/26/2023     [Signature]  
DATE                      REPRESENTATIVE

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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 | 16 | 2023

SIGNATURE: \_\_\_\_\_

GRANTOR or AGENT

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

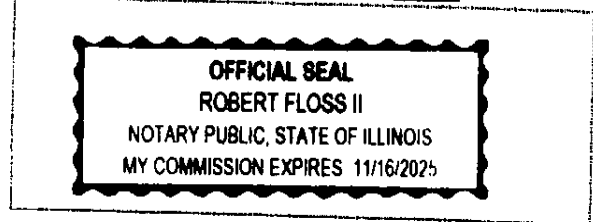
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Cyril Mante / Nyle Mante

On this date of: 11 | 16 | 2023

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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 | 16 | 2023

SIGNATURE: \_\_\_\_\_

GRANTEE or AGENT

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

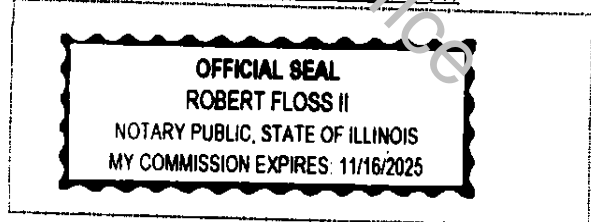
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Mante Trust

On this date of: 11 | 16 | 2023

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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)**)