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This instrument was prepared by:

Tony Ray Meyer, Jr., Esq. Kirkland & Ellis LLP 601 Lexington Avenue New York, NY 10022

After recording mail to and send subsequent tax bills to:

Patrick Nash 2026 N. Seminary Street Chicago, IL 60614 Doc#. 2413528200 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/14/2024 2:01 PM Pg: 1 of 5

Dec ID 20240401684919 ST/Co Stamp 1-927-606-576 ST Tax \$0.00 CO Tax S0.00 City Stamp 0-853-864-752 City Tax \$0.00

For Recorder's Use Only

For A. WARRANTY DEED

THIS INDENTURE, made as of work 20, 2024, between Patrick and Alyson Nash, husband and wife, as tenants by entirety, having an address at 2026 N. Seminary Street, Chicago, Illinois 60614 ("Grantor"), to Patrick J. Nash, Jr., as Trustee of the Patrick J. Nash, Jr. Revocable Trust, dated June 27, 2023, having an address at 2026 N. Seminary Street, Chicago, Illinois 60614 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and Grantee's heirs or successors and assigns, forever, a fifty percent (50%) interest as tenant by entirety, in and to, ALL that certain plot, piece or parcel of lead, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook and State of Illinois, (the "Property"):

See "Exhibit A" attached hereto and made a part hereof.

Commonly known as: 2028 N. Seminary Street, Chicago, Illinois 60614

Permanent Tax Number: 14-32-222-026-0000

Exempt under provisions of Section 31-45, Paragraph (e), Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

Date

Buyer, Seller or Representative

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TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

[SIGNATURE PAGE FOLLOWS]



2413528200 Page: 3 of 5

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRA	NI	OR
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Patrick Nash, as tenant by entirety

STATE OF Thinois) ss COUNTY OF GOOK)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Patrick Nash, as tenant by entirety, personally known to me to be the same person whose name is subsclibed 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.

GIVEN under my hand and notarial seal this 20 day of March, 2024.

My commission expires on <u>Tanuary</u> 25, 2026

STATE OF Thinois) ss COUNTY OF Cook)

latary Public, State of Illinois omaistien Expires January 25, 2026

I, the undersigned, a Notary Public in and for the State and County providad above, do hereby certify that Alyson Nash, as tenant by entirety, 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of March, 2024.

My commission expires on <u>January 25</u>, 2026

Tonda Y. Reese Notary Public, State of Illinois 2413528200 Page: 4 of 5

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EXHIBIT A LEGAL DESCRIPTION

THE SOUTH 1/2 OF LOT 12 AND THE NORTH 1/2 OF LOT 13 IN BLOCK 8 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		25-Apr-2024	
<i>6</i> 22	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	

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	REAL ESTATE TRANS	SFER TAX	25-Apr-2024
0.0		CHICAGO:	0,00
Ojr.		CTA:	0.00
		TOTAL:	0.00 *
	14-32-222-026-0000	20240401684919	0-853-864-752
9	Total does not include	any applicable penal	ty or interest due.
	TC		
	REAL ESTATI. TRANSF	ER TAX	25-Apr-2024
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UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 20, 2024
Patrick Nash, as terion by entirety
Alyson Nash, as tenant by creary
Subscribed and sworn to before me by the said Grantor this day of March, 2024.
My commission expires: 0 25 2026 {SEAL} SEAL
The grantee or its agent affirms and verifies that 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, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of he State of Illinois.
Dated: March 20, 2024
Signature of Grantee:
Patrick J. Nash, Jr., as Trustee of the Patrick J. Nash, Jr. Revocable Trust, dated June 27, 2623
Subscribed and sworn to before me by the said Grantee this 20 day of March, 2024.
My commission expires: 01 25/2026 SEAL Tonda Y. Reese Tonda Y. Reese Tonda Y. Reese Public, State of Illinois
My commission expires: 01 25/2026 [SEAL] Tonda Y. Reese Tonda Y. Reese Notary Public, State of Illinois Notary Public, State of Illinois My Commission Expires January 15, 1026 My Commission Expires January 15, 1026

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.]