

UNOFFICIAL COPY

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 \$0.00

City Stamp 0-853-864-752 City Tax \$0.00

For Recorder's Use Only

WARRANTY DEED

THIS INDENTURE, made as of March 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 land, 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.)

3/20/24

Date

Alyson Nash
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]



Property of Cook County Clerk's Office

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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
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-222-026-0000 20240401684919 0-853-864-752		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Apr-2024
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-32-222-026-0000 20240401684919 1-927-606-576		

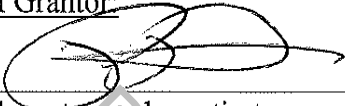
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STATEMENT BY GRANTOR AND GRANTEE

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

Signature of Grantor:



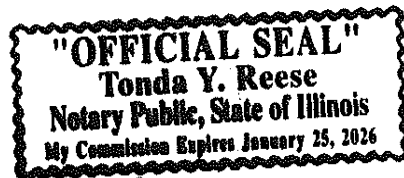
Patrick Nash, as tenant by entirety

Alyson Nash
Alyson Nash, as tenant by entirety

Subscribed and sworn to before me by the said Grantor this 20 day of March, 2024.

Tonda Y. Reese (Notary Public)

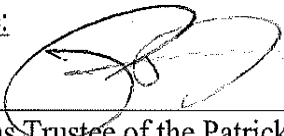
My commission expires: 01/25/2026 {SEAL}



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, 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

Signature of Grantee:

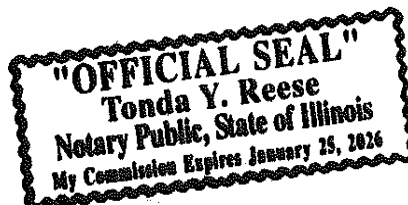


Patrick J. Nash, Jr., as Trustee of the Patrick J. Nash, Jr. Revocable Trust, dated June 27, 2023

Subscribed and sworn to before me by the said Grantee this 20 day of March, 2024.

Tonda Y. Reese (Notary Public)

My commission expires: 01/25/2026 {SEAL}



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.]