

UNOFFICIAL COPY

PREPARED BY:

David G. Seil, Attorney at Law
P.O. Box 332
New Lenox, Illinois 60451-0332
Telephone 815.485.2700
Fax 815.322.1520

Doc#: 2417024160 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/18/2024 10:09 AM Pg: 1 of 4

Doc ID 20240601630293

ST/Co Stamp 1-596-742-960 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-877-400-880 City Tax \$0.00

RETURN TO:

David G. Seil, Attorney at Law
P.O. Box 332
New Lenox, Illinois 60451-0332

Ⓞ 23009577NL 1 of 3

WARRANTY DEED – JOINT TENANCY

THE GRANTOR, JUSTIN T. SEIL, a single person, never married, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **DAVID G. SEIL and KAREN L. SEIL, Husband and Wife**, whose address is P.O. Box 332, New Lenox, IL 60451-0332, **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, the real estate legally described as follows:

PARCEL 1:

Unit 404-E in the 15th Place Condominiums as delineated and defined on the plat of survey of the following described parcel of real estate:

Lot 17 in Block 2 of University Village, being a subdivision in the Northeast Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2002 as Document No. 0021409249, in Cook County, Illinois, together with all easements appurtenant to the foregoing property pursuant to that certain Declaration of Driveway Easement dated May 16, 2003, and recorded May 19, 2003 as document number 0313927108.

Which survey is attached as Exhibit G to the Declaration of Condominium for the 15th Place Condominiums dated May 16, 2003 and recorded May 30, 2003 as document number 0315003032, as amended from time to time, together with its undivided percentage interest in the common elements.

UNOFFICIAL COPY

PARCEL 2:

The exclusive right to the use of parking space 2-5-E, as delineated and defined on the aforesaid plat of survey attached to the aforesaid Declaration recorded as document number 0315003032, as amended from time to time.

Subject To: covenants, conditions and restrictions of record; building lines and easements; terms, provisions covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of this instrument of general assessments established pursuant to the Declaration/CCR's

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 *in joint tenancy forever*.

PERMANENT REAL ESTATE INDEX NO. 17-20-234-007-1019

COMMON ADDRESS OF REAL ESTATE: 811 W. 15th Place, Unit 404, Chicago, IL 60608

DATED this 22nd day of December, 2023.

X  (Seal)
Justin T. Seil

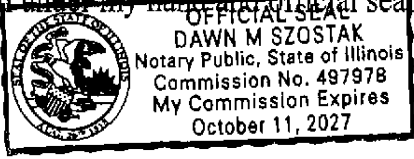
State of Illinois)
) SS.
County of Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUSTIN T. SEIL, a single person, never married, 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

UNOFFICIAL COPY

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 22 day of December, 2023.



Dawn M. Szostak
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

D. Seil
P.O. Box 332
New Lenox, IL 60451-0332

EXEMPT under provisions of paragraph e, Section 4, Real Estate Transfer Act.

Date: 12-22, 2023

X [Signature]
Grantor, Grantee or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 a 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: June 13, 2024

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said David G. Seil this 13th day of June, 2024

[Handwritten Signature]
Notary Public



The grantee or his 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 a 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: June 13, 2024

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said David G. Seil this 13th day of June, 2024

[Handwritten Signature]
Notary Public



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.]