

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2418524509 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/3/2024 2:52 PM Pg: 1 of 4

Dec ID 20240701645436
ST/Co Stamp 0-101-618-480 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-163-468-080 City Tax \$0.00

THE GRANTOR, DAVID M. PHILLIPS, divorced and not since remarried, in the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the DAVID PHILLIPS TRUST, U/A DATED JUNE 24, 2024, DAVID PHILLIPS, OR HIS SUCCESSOR, TRUSTEE, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-30-118-026-1011

Address(es) of Real Estate: 2208 W. Diversey Ave. #TH-K, Chicago, IL 60647

Dated this 24th day of June 2024



DAVID PHILLIPS

UNOFFICIAL COPY

NOTARY

STATE OF ILLINOIS }
 }
 } ss.
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID PHILLIPS, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 24th day of June, 2024.



[Handwritten Signature]
 _____ (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 _____ E _____ SECTION 31-45,
 REAL ESTATE TRANSFER TAX LAW
 DATE: JUNE 24, 2024

[Handwritten Signature: David Phillips]

 Signature of Buyer, Seller or Representative

Prepared By: Baker Hartley, P.C.
 5750 Old Orchard Rd, Suite 100
 Skokie, IL 60077

Mail To:
 David Phillips
 2208 W. Diversey Ave. #TH-K
 Chicago, IL 60647

Name & Address of Taxpayer:
 David Phillips
 2208 W. Diversey Ave. #TH-K
 Chicago, IL 60647

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LEGAL DESCRIPTION FOR 2208 W. DIVERSEY AVE. #TH-K, CHICAGO, IL 60647

UNIT NUMBER TH 11 IN THE RIVER PARK AT DIVERSEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25 TO 31, BOTH INCLUSIVE (EXCEPT THE WEST 184 FEET OF SAID LOT 31) IN BLOCK 7 IN CYLBURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97537667; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed 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.

Signature *David Phillips*
Grantor or Agent

Dated: JUNE 24, 2024

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID DAVID M. PHILLIPS,
THIS 24TH DAY OF JUNE 2024.

NOTARY PUBLIC *[Signature]*



The grantee or his/her 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.

Signature *David Phillips*
Grantee or Agent

Dated: JUNE 24, 2024

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID DAVID PHILLIPS,
TRUSTEE THIS 24TH DAY OF JUNE 2024.

NOTARY PUBLIC *[Signature]*



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.]