

UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS)

Doc#: 2424002003 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/27/2024 10:05 AM Pg: 1 of 3

Dec ID 20240801689163
ST/Co Stamp 1-660-256-048 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-832-683-824 City Tax \$0.00

THE GRANTOR, HELEN VIRGINIA CLOSE, as trustee of THE CLOSE REVOCABLE FAMILY TRUST DATED MAY 23, 2014, of the County of Palm Beach and State of Florida, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto

2025 West Berwyn LLC
2025 W. Berwyn Avenue
Chicago, IL 60625

all of her right, title, and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 13 in the Robey Foster Subdivision of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 14-07-119-010-0000

Commonly known as: 2025 W. Berwyn Avenue, Chicago, IL 60625

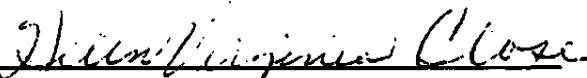
TO HAVE AND TO HOLD the said premises with the appurtenances and for the uses and purposes herein set forth.

SUBJECT TO general real estate taxes and assessments not yet due and payable, public and utility easements, and covenants, conditions, and restrictions of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO THE ABOVE GRANTOR.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 31 day of MAY, 2024.

**CLOSE REVOCABLE FAMILY TRUST
DATED MAY 23, 2014**


HELEN VIRGINIA CLOSE, Trustee

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State of Illinois)
)
Cook County) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HELEN VIRGINIA CLOSE 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 official seal, this 31st day of May, 2024

Ryan A. Walsh
NOTARY PUBLIC

Commission expires _____



This transaction is exempt under the provisions of paragraph (e) 35 ILCS 200/31-45, the Real Estate Transfer Tax Law.

Ryan A. Walsh Date: May 31, 2024.
Ryan A. Walsh, Attorney

**INSTRUMENT PREPARED BY AND
MAIL RECORDED DEED TO:**

Ryan A. Walsh
Croke Fairchild Duarte & Beres LLC
180 N. LaSalle St., Ste. 3400
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

2025 Wes. Berwyn LLC
4341 N. Mozart
Chicago, IL 60618

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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 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.

Dated June 4, 2024.

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said agent, this 4th day of June, 2024.

[Handwritten Signature]
Notary Public



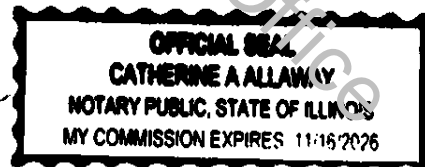
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4, 2024.

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said agent, this 4th 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)