

# UNOFFICIAL COPY

## WARRANTY DEED

NAME & ADDRESS OF PREPARER, AND  
AFTER RECORDING, MAIL TO:  
Thomas F. McGuire, Esq.  
Arnstein & Lehr LLP  
120 S. Riverside Plaza  
Suite 1200  
Chicago, IL 60606



Doc#: 1200545012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2012 11:02 AM Pg: 1 of 4

## RECORDER'S STAMP

THIS INDENTURE is made this 27<sup>th</sup> day of December, 2011, between **BRUCE ERICKSON**, a married man, and **NEIL ERICKSON**, an unmarried man, being the sole heirs and legatees of **IRENE ERICKSON**, deceased (who died on May 14, 1999), who was the surviving spouse and joint tenant of **OSCAR ERICKSON**, deceased (who died on April 19, 1955), c/o 264 Wille Avenue, Wheeling, Illinois 60090 (the "Grantors"), and

**BRUCE O. ERICKSON**, not individually but solely as Trustee of **THE BRUCE O. ERICKSON TRUST AGREEMENT DATED SEPTEMBER 14, 2011**, presently residing at 396 E. 16<sup>th</sup> Place, Lombard Illinois 60148, as to an undivided 50% interest; and

**NEIL S. ERICKSON**, an unmarried man, presently residing at 264 Wille Avenue, Wheeling, Illinois 60090, as to an undivided 50% interest,

(collectively referred to as the "Grantees").

The Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby WARRANT and CONVEY unto the Grantees the following described real estate in the Village of Wheeling, County of Cook, State of Illinois, together with the tenements, improvements and appurtenances thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO

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

12/30/11  
Date

[Signature]  
Agent

Permanent Real Estate Index Number(s): 03-11-205-018-0000

Address(es) of real estate: 264 Wille Avenue, Wheeling, Illinois 60090

THIS IS NOT HOMESTEAD PROPERTY AS TO BRUCE ERICKSON.

# UNOFFICIAL COPY

In making this conveyance, the Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands to this Warranty Deed the day and year first above written.

Bruce Erickson  
BRUCE ERICKSON

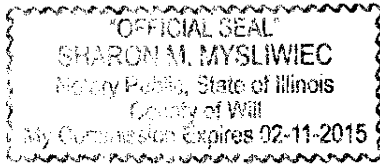
Neil Erickson  
NEIL ERICKSON

STATE OF ILLINOIS            )  
   ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **BRUCE ERICKSON** and **NEIL ERICKSON**, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of December, 2011.

(SEAL)



Sharon M. Mysliwicz  
Notary Public

Mail Subsequent Tax Bills To:

Neil Erickson  
264 Wille Avenue  
Wheeling, IL 60090

# UNOFFICIAL COPY

## EXHIBIT "A"

### Legal Description

LOT 145 IN MORS FARM SYNDICATE SUBDIVISION UNIT NO. 1, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11 AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address:** 264 Wille Avenue, Wheeling, Illinois 60090

**PIN:** 03-11-205-018-0000

9912055.1

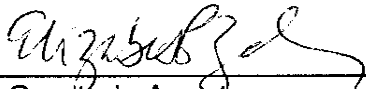
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

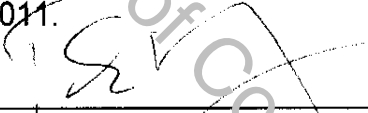
## STATEMENT BY GRANTOR AND GRANTEE

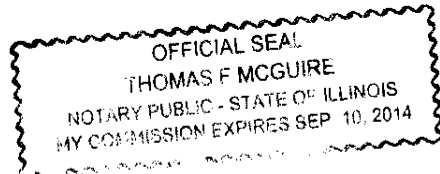
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: December 30, 2011

Signature   
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 30th day of December, 2011.

Notary Public 

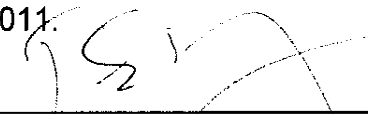


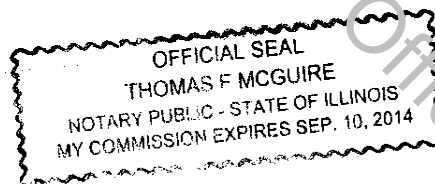
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: December 30, 2011

Signature   
Grantee's Agent

Subscribed and sworn to before me by the said Agent this 30th day of December, 2011.

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 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 Tax Act.)