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This Warranty Deed made and executed August 13, 2012 by Nancy S. Buettner, Co-Trustee of the Vincent M. Buettner Trust DTD 4/18/2000 and Susan Ryan, Co-Trustee of the Vincent M. Buettner Trust DTD 4/18/2000, hereinafter called the grantor(s), ~~an undivided one half (1/2) interest~~ to Nancy S. Buettner, Trustee of the Nancy S. Buettner Trust DTD 8/19/11 hereinafter called the grantee(s).

SR
NB
SR
NB

living

Witnesseth: That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, an undivided one half (1/2) interest in the certain land situated in Cook County, Illinois, viz:

LOT 26 IN BLOCK 1 IN ELLSWORTH, A SUBDIVISION OF PART OF CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.


Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2005, Easements, Restrictions, and Reservations of Record.

Property Address: 2707 N. 74th Court, Elmwood Park IL 60707
PIN: 12-25-403-018

Exempt under provisions of paragraph E, section 4, Real Estate Transfer Act.


Robert Mondo, Esq.
Attorney for Grantor

8/13/12
Date



12271550870

Doc#: 1227155087 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2012 02:34 PM Pg: 1 of 3

201203087



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

276
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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

Phyllis Parker
Witness #1

Nancy S. Buettner
Nancy S. Buettner, Co-Trustee of the Vincent M. Buettner Trust DTD 4/18/2000

Norman Parker
Witness #2

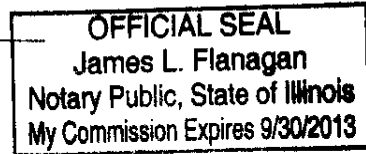
Susan Ryan
Susan Ryan, Co-Trustee of the Vincent M. Buettner Trust DTD 4/18/2000

State of Illinois)
County of Cook) ss.

On this date August 15, 2012, personally appeared before me, a notary public, Nancy S. Buettner, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

September 30, 2013
My commission expires

[Signature]
Notary Public



State of Illinois)
County of Cook) ss.

On this date August 15, 2012, personally appeared before me, a notary public, Susan Ryan, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

September 30, 2013
My commission expires

[Signature]
Notary Public

Send Future Tax Bills to:
Nancy S. Buettner
2707 N. 74th Court
Elmwood Park, IL 60707

Send Filed Deed to:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

Document Prepared by:
Robert Mondo, Esq
P.O. Box 72668
Roselle, IL 60172



EXEMPT UNDER PROVISIONS OF PARAGRAPH L
SECTION 4 OF THE REAL ESTATE TRANSFER ACT
DATE: 8-15-12 [Signature]

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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 _____

2017



Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 15 day of Aug, 2017

Notary Public Diana M. Kruse

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 title to real estate under the laws of the State of Illinois.

Date _____

Aug 15, 2017

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 15 day of Aug, 2017

Notary Public Diana M. Kruse

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.)

