

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

THE GRANTORS, DINO FRANCHI and CAMILLE F. FRANCHI, his wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to DINO FRANCHI and CAMILLE F. FRANCHI, as Trustees of the FRANCHI FAMILY TRUST Dated 6/1/2015; of 2732 Lawndale, Evanston, IL 60021; GRANTEE; the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

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

SUBJECT ONLY TO: covenants, conditions, and restrictions of record, and to real estate taxes not yet due or payable.

Permanent Real Estate Index Number: 05-33-410-023-0000

Address of Real Estate: 2732 Lawndale Ave., Evanston, IL 60021

DATED this 1st day of June, 2015

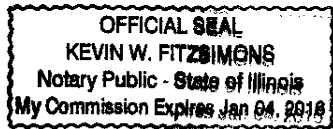
PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES:

Dino Franchi (SEAL)
DINO FRANCHI

Camille F. Franchi (SEAL)
CAMILLE F. FRANCHI

State of Illinois, County of LAKE, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DINO FRANCHI and CAMILLE F. FRANCHI, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of June, 2015

Commission expires _____, 20____

Kevin W. Fitzsimons
NOTARY PUBLIC

The instrument was prepared by KEVIN W. FITZSIMONS, Fitzsimons Law Group, Ltd., 601 W. Randolph Street, Chicago, Illinois 60661. The preparer of this document makes no representation as to title.

SEND SUBSEQUENT TAX BILLS TO:

) KEVIN W. FITZSIMONS
) Fitzsimons Law Group, Ltd.
Mail To:) 601 W. Randolph, 2nd Floor
) Chicago, Illinois 60661-2203

DINO and CAMILLE FRANCHI
2732 Lawndale
Evanston, IL 60021

ILLINOIS
EXEMPTION
[Signature]
CITY CLERK

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

6/1/15 [Signature]

CCRD REVIEWER [Signature]



Doc#: 1519713052 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/16/2015 11:27 AM Pg: 1 of 3

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EXHIBIT A

The South 40 feet of Lot 194 in the Terrace McKey and Poague's Addition to Evanston, being a Subdivision of Adam Hoth Homestead (except the South 47 feet thereof) in the East 1/2 South of Gross Point Road of Fractional Section 33, and of the East 200 feet of Lot 3 in Wittbold's Subdivision of the South 47 feet of Lots 6 and 5 and Part of Lot 7 East of the West 247.50 feet thereof of County Clerks Division of Fractional Section 33, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

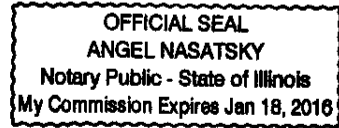
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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, 2015

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 4th day of June, 2015

Notary Public 

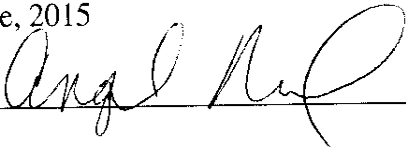


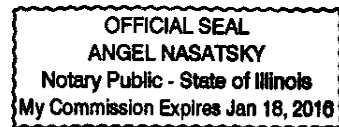
The **Grantee** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 4th day of June, 2015

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.)