## UNOFFICIAL this

This Warranty Deed made and executed this , 20 17 by Frank C. Hansen and Rebecca E. Irwin, a married couple hereinafter called the grantors, to Irwin-Hansen Family Trust dated December 10, 2016, Frank C. Hansen and Rebecca E. Irwin as co-trustees under declaration of trust with the address of 1107 Circle Ave., Forest Park, IL 60130, hereinafter called the grantee and unto all and every successor or successors in Trust under said Trust agreement.

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

LOTS 4 AND 5 IN BLOCK 3 IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINGIS

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.

## COPY



Doc# 1702444092 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2017 04:20 PM PG: 1 OF 3

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 40 December 31, 2005, easements, restrictions, and reservations of record.

Property Address: 1107 Circle Ave., Forest Park, IL 60130

PIN: 15-13-428-006-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).

Robert Mondo, Esq.

Attorney for Grantor

1/14/17 Date

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE No.



Witness: State of Illinois OFFICIAL SEAL LISA M MONDO NOTARY PUBLIC - STATE OF ILLINOIS County of Cook ,20\_17, personally appeared before me, a notary public, Frank C. On this date Hansen, personally knowh by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that helps executed the same. OFFICIAL SEAL State of Illinois LISA M MONDO County of Cook ) ,2017, personally oppeared before me, a notary public, Rebecca On this date E. Irwin, 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. My commission expires

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

Send Future Tax Bills to:

Frank C. Hansen and Rebecca E. Irwin

1107 Circle Ave.

written.

Forest Park, IL 60130

Document Prepared by: Robert Mondo, Esq. P.O. Box 72668 Roselle, IL 60172 630-215-3676 Send Filed Deed To: Robert Mondo P.O. Box 72668 Roselle, IL 60172

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## **UNOFFICIAL COPY**

## 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 assignment of beneficial interest in land trust is either a. natural person, and 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	12/23	, 20 <u>16</u> Signatur	:e: 111M	e (. Hame
Subscribed and	s vorn to before me by	the said Frank	C_ +/a	Grantor
this <b>23</b> day	of <u>December</u> BLIC /	, 20 <u>1</u> 6.		OFFICIAL SEAL LISA M MONDO NOTARY PUBLIC - STATE OF ILLING MY COMMISSION EXPIRES:03/30/1
assignment of foreign corporarpartnership auth	beneficial interest in a	land trust is either a business or acquire a or enuty recognized as	natural person and hold title a person and a	tee shown on the deed or , an Illinois corporation or to real estate in Illinois a authorized to do business or
Date	14/23	_, 20 <b>_   6</b> Sigrature:	Frank	c.Ham
Subscribed and	sworn to before me by	the said <u>Frank</u>	C. Han	Grantee Sen
	of <u>Pecenbar</u> GLIC USU	A	C N	OFFICIAL SEAL LISA M MONDO OTARY PUBLIC - STATE OF ILLINOIS NY COMMISSION EXPIRES:03/30/18

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)