

UNOFFICIAL COPY

This Warranty Deed made and executed this 1/14, 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, 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: 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



Doc# 1702444092 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 6483
1/23/17
Approved/Date

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STATEMENT BY GRANTOR AND GRANTEE

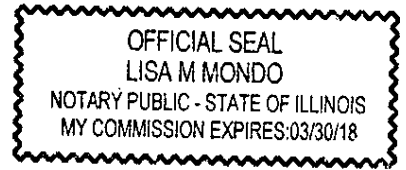
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 16 Signature: Frank C. Hansen
Grantor

Subscribed and sworn to before me by the said Frank C. Hansen

this 23 day of December, 2016.

NOTARY PUBLIC Lisa Mondo



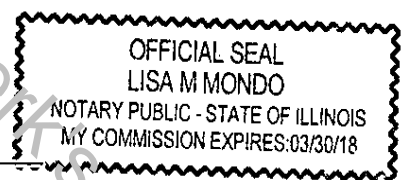
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date 12/23, 20 16 Signature: Frank C. Hansen
Grantee

Subscribed and sworn to before me by the said Frank C. Hansen

this 23 day of December, 2016.

NOTARY PUBLIC Lisa Mondo



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.)