

# UNOFFICIAL COPY

Warranty  
Deed  
Statutory  
(ILLINOIS)  
General



Doc# 1909455040 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/04/2019 02:18 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, KATHLEEN M. ROMANO, WIDOWED AND NOT SINCE REMARRIED, in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEYS and WARRANTS to

DOMINIC J ROMANO, AS TRUSTEE OF THE KATHLEEN M ROMANO TRUST  
DATED FEBRUARY 14, 2016, as amended from time to time thereafter,

*BY MARCH*

the following described real estate situated in the County of COOK, State of Illinois, commonly known and described as follows, to wit:

LOT 138 IN SHEFFIELD MANOR UNIT ONE, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 3, 1971, AS DOCUMENT NUMBER 2590883, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** General real estate taxes not yet due and payable, covenants, conditions, restrictions and easements of record, zoning codes, building lines.

Permanent Real Estate Index Number(s): 07-18-403-138-0000  
Address(es) of Grantee and Real Estate: 2234 W. DENTON COURT,  
SCHAUMBURG, IL 60194

Dated this FEBRUARY 14, 2016

*MARCH  
KMA*

*Kathleen M Romano*  
KATHLEEN M. ROMANO

DL 4-3-19  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

36173 \$ *Ⓟ*

REAL ESTATE TRANSFER TAX		04-Apr-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

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This is an exempt transaction pursuant to the Illinois Real Estate Transfer Act, Paragraph E, Section 4.

Kathleen M Romano  
**KATHLEEN M. ROMANO**

State of Illinois }  
County of Cook }

The undersigned, a Notary Public in and for said County, in the State aforesaid, does HEREBY CERTIFY THAT **KATHLEEN M ROMANO, WIDOWED AND NOT SINCE REMARRIED**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act in the capacity shown, for the uses and purposes therein set forth, including the release and waiver of any and all homestead rights and interests therein, if any, in the capacity shown above.

Given ~~MARCH~~ <sup>MARCH</sup> ~~14~~ <sup>15</sup> ~~2016~~ <sup>2016</sup> Seal below



*[Handwritten Signature]*  
*[Handwritten: MARCH 15, 2016]*

**MAIL TO:**  
DOMINIC J ROMANO, TRUSTEE  
2234 W. DENTON COURT  
SCHAUMBURG, IL 60194

**SEND SUBSEQUENT TAX BILLS TO**  
DOMINIC J ROMANO, TRUSTEE  
2234 W. DENTON COURT  
SCHAUMBURG, IL 60194

This instrument was prepared by: Neil S. Zweiban, Law Offices of Neil S. Zweiban, Chartered,  
3255 N. Arlington Heights Rd, Ste 507 Arlington Heights, IL. 60004 847-398-8108  
NZWEIBAN@LAWANDTRUSTS.COM

*[Large diagonal watermark: Office of Cook County Clerk]*

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 13 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

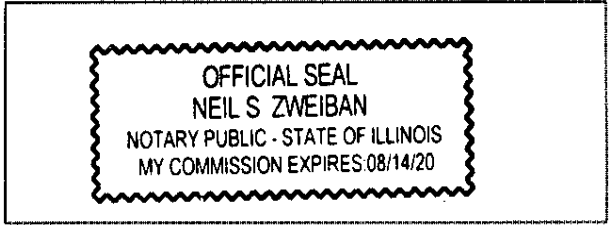
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Katherine M. Leung

On this date of: 3 13 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 13 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

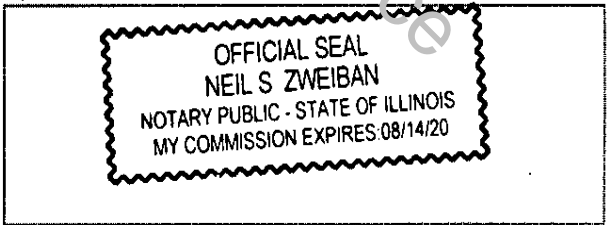
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Dominic Sibano, Trustee

On this date of: 3 13 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)