

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Richard G. Kurland
10711 W. 5th Ave., Cut-Off #205
Countryside, Illinois 60525

NAME AND ADDRESS OF TAXPAYER:

Richard G. Kurland
10711 W. 5th Ave., Cut-Off #205
Countryside, Illinois 60525



Doc# 1919613169 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/15/2019 12:21 PM PG: 1 OF 4

Recorder's Stamp

Richard Kurland, a single person (the "Grantor"), of the City of Countryside, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Richard G. Kurland, as Trustee of the Richard G. Kurland Trust dated June 11, 2019, of 10711 W. 5th Ave. Cut-Off, #205, Countryside, Illinois 60525 ("Grantee"), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

SUBJECT TO: general taxes for 2019 and subsequent years, covenants, conditions and restrictions of record, if any.

Permanent Index Number: 18-29-202-040-1012

Property Address: 10711 W. 5th Ave., Cut-Off #205, Countryside, Illinois 60525

Dated this 11th day of June, 2019.

Richard Kurland

Richard Kurland

S Y
P 4
S 1
M
SC Y
E
UNT 280



Exempt
Real Estate
Transfer Tax
1200

REAL ESTATE TRANSFER TAX

15-Jul-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-29-202-040-1012

| 20190601609648 | 0-267-125-856

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This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph e, of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).

June 11, 2019


Authorized Agent

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Kurland, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11th day of June, 2019.


Notary Public

My Commission expires:



NAME and ADDRESS OF PREPARER:

Mark Maciasz
Attorney at Law
5 S. Sixth Ave.
La Grange, Illinois 60525

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1: UNIT 205 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EDGEWOOD VALLEY CONDOMINIUM D AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22520478, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22249106 AND AS CREATED BY DEED FILED AS DOCUMENT NO. LR 2276694 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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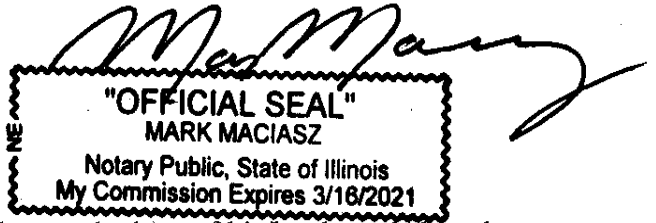
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms and verifies that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated JUNE 11, 2019 Signature: Richard G. Kurland
Grantor or Agent

Subscribed and sworn to before me by the said grantee this 11th day of June, 2019.

Notary Public

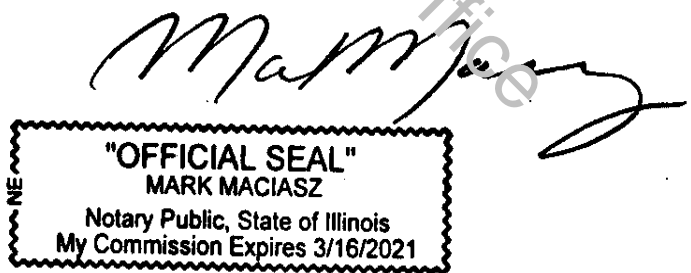


The grantee or his/her agent affirms and verifies that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and 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 11, 2019 Signature: Richard G. Kurland
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 11th day of June, 2019.

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.]