

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTORS, ANDREAS SCHULER and FRANCESCA SCHULER, husband and wife,



\*1924213079D\*

Doc# 1924213079 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2019 03:04 PM PG: 1 OF 3

of the Village of Palatine, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANTY to **ANDREAS SCHULER or FRANCESCA SCHULER, not individually but as trustees of the ANDREAS SCHULER AND FRANCESCA SCHULER LIVING TRUST dated August 8, 2019**, the beneficial interest of said trust being held by Andreas Schuler and Francesca Schuler, husband and wife, as tenancy by the entirety, 860 W. Dorset Ave., Palatine, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

LOT 6 (EXCEPT THE EAST 30 FEET THEREOF AND EXCEPT THE WEST 30 FEET THEREOF) IN BLOCK 18 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 02-21-223-017-0000

Address(es) of Real Estate: 860 W. Dorset Ave., Palatine, IL 60067

Dated this 8<sup>th</sup> day of Aug., 2019.

ANDREAS SCHULER

FRANCESCA SCHULER

S ✓  
P 3  
S 1  
M 4  
SC ✓  
E ✓  
INT 6

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that ANDREAS SCHULER and FRANCESCA SCHULER, 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 grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and official seal, this 8<sup>th</sup> day of Aug., 2019.



[Signature]  
Notary Public

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: ANDREAS SCHULER and FRANCESCA SCHULER, 860 W. Dorset Ave., Palatine, Illinois 60067.

or Recorder's Office Box No. \_\_\_\_\_

Send Subsequent Tax Bills To: ANDREAS SCHULER and FRANCESCA SCHULER, 860 W. Dorset Ave., Palatine, Illinois 60067.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph 2 Section 4,  
Real Estate Transfer Act  
Date: 8-8-19

Prepared By:  
Shannon M. Heilman  
7246 W. Touhy Ave.  
Chicago, Illinois 60631

Signature: [Signature]

REAL ESTATE TRANSFER TAX

30 Aug-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

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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: Aug. 8, 2019

Signature(s): [Signature]  
Francis Schuler  
Grantor or Agent

Subscribed and sworn to before me this  
8th day of Aug., 2019  
[Signature]  
Notary Public



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 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: Aug. 8, 2019.

Signature(s): [Signature]  
Francis Schuler  
Grantee or Agent

Subscribed and sworn to before me this  
8th day of Aug., 2019  
[Signature]  
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 of 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).