

UNOFFICIAL COPY

WARRANTY DEED
Illinois Statutory
(Individual to Individual)

MAIL TO:

EDWARD FLYNN
111 GOLFVIEW CIRCLE
PROSPECT HEIGHTS, IL 60070

NAME & ADDRESS OF TAXPAYER:

EDWARD FLYNN
111 GOLFVIEW CIRCLE
PROSPECT HEIGHTS, IL 60070



Doc# 2017808025 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2020 08:11 AM PG: 1 OF 3

THE GRANTOR, James Flynn, of the Village of Prospect Heights, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to the **GRANTEES, Edward Flynn, Dennis Flynn and Desmond Flynn, as Tenants in Common**, of the Village of Glenview, Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

2022
LOT 132 IN FIRST ADDITION TO NORTHFIELD WOODS SUBDIVISION OF PART OF LOT 3 AND 4 AND ALL OF LOT 5 IN SUPERIOR COURT PARTITION OF LOTS 6 TO 8 IN COUNTY CLERK'S DIVISION IN THE WEST 1/2 OF SECTION 29 AND ALSO OF LOTS 7 AND 8 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number(s): 04-30-409-025-0000

Property Address: 4650 Locust Avenue, Glenview, IL 60025

Dated this 27th day of MAY, 2020.

James Flynn

REAL ESTATE TRANSFER TAX		25-Jun-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
04-30-409-025-0000		20200501687373 1-752-976-096

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STATE OF)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James Flynn** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2ND day of MAY, 2020.

Michael A. LaTona
Notary Public



IMPRESS SEAL HERE

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 2, Section 4,
REAL ESTATE TRANSFER ACT.

NAME AND ADDRESS OF PREPARER:
Michael A. LaTona
1400 Patriot Boulevard, No. 2415
Glenview, IL 60025
847.971.8431

5.2.2020 Michael A. LaTona
REPRESENTATIVE

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of 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 2 MAY, 2020

Signature: James Flynn
Grantor

Subscribed and sworn to before me by the said Grantor this 2ND day of MAY, 2020



Notary Public Michael A. Latona

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 2 MAY, 2020

Signature: x Arsenal Flynn
Grantee

Subscribed and sworn to before me by the said Grantee this 2ND day of MAY, 2020

Notary Public Michael A. Latona



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]