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Doc#: 2024020042 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/27/2020 09:50 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20200701631038

**Grantors, Chad R. Thomas and
Carla Thomas, husband and
wife, of the City of LaGrange
Park, County of Cook, State of
Illinois, for and in consideration
of Ten and No/100ths DOLLARS,
and other good and valuable
consideration,
CONVEY and WARRANT to**

(Above Space For Recordors Use Only)

**GRANTEES, Chad Robert Thomas and Carla Ann Thomas, as Co-Trustees of the
Chad Robert Thomas Trust dated July 10, 2020, as to an undivided 50% interest
and Carla Ann Thomas and Chad Robert Thomas, as Co-Trustees of the Carla
Ann Thomas Trust dated July 10, 2020, as to an undivided 50% interest, the
beneficial interest of said trusts being held by Chad Robert Thomas and Carla
Ann Thomas, husband and wife, as tenancy by the entirety, of 1417 Forest Road,
LaGrange Park, Illinois 60526, the following described Real Estate situated in the
County of Cook, in the State of Illinois, to wit:**

**LOT 119 IN TALMAN AND THIELE'S WEST 26TH STREET SUBDIVISION IN LA
GRANGE PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST
HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois.

Prepared without title search per client decision

Permanent Real Estate Index Number(s): 15-28-412-008-0000

Address Real Estate: 1417 Forest Road, LaGrange Park, Illinois 60526

DATED this 10th day of July, 2020.



Carla Thomas, Grantor



Chad R. Thomas, Grantor

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Exempt under provisions of Paragraph E, Section 4,
Illinois Real Estate Transfer Act.

Mckenzie Kuhn

Date: July 10, 2020

State of Illinois)

County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Chad R. Thomas and Carla Thomas, 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 they 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 10th day of July, 2020.



Mckenzie Kuhn

Notary Public
Commission expires January 3, 2024

Prepared by : Richard W. Kuhn, 552 S. Washington St., #100, Naperville, IL 60540

Tax Bill To : Chad Robert Thomas & Carla Ann Thomas, Co-Trustees, 1417 Forest Road, LaGrange Park, Illinois 60526

Return to : Richard W. Kuhn, 552 S. Washington St., #100, Naperville, IL 60540

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STATEMENT BY GRANTOR AND GRANTEE

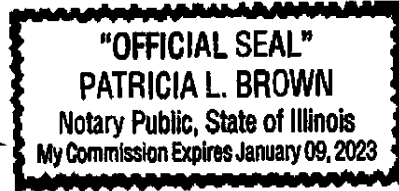
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 10, 2020

Signature: McKenzie Kuhn
Grantor or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 10th day of July, 2020

Notary Public Patricia L. Brown



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: July 10, 2020

Signature: McKenzie Kuhn
Grantee or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 10th day of July, 2020

Notary Public Patricia L. Brown

