

UNOFFICIAL COPY

LIMITED WARRANTY DEED



Doc# 2030047101 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2020 05:27 PM PG: 1 OF 3

THIS INDENTURE is made this 7 day of JULY, 2020, Julie Anne Barbakoff, Trustee, or her successors in interest, of the Julie Anne Barbakoff Living Trust dated December 27, 2017, and any amendments thereto, party of the first part, hereinafter called "GRANTOR", and Julie Callas, Trustee, or her successors in interest, of the Julie Anne Barbakoff Living Trust dated December 27, 2017, and any amendments thereto, of Cook County, IL, hereinafter called "GRANTEE".

WITNESSETH: That in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents grant, bargain, sell and convey unto Grantee, its successors, assigns, executors or administrators, all of their interest, in and to the following described real estate, situated in Cook County, Illinois, to-wit:

LOT 91 IN BUFFALO GROVE UNIT 6 BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

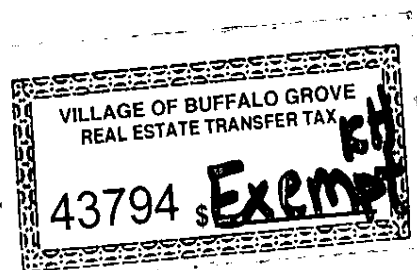
PIN: 03-05-212-028-0000

Commonly known as: 664 HICKORY DRIVE, BUFFALO GROVE, IL 60089

SUBJECT TO THE RESERVATION OF A LIFE ESTATE IN CHRIS A. CALLAS AND TO THE ABOVE DESCRIBED REAL ESTATE FOR HIS NATURAL LIFE TOGETHER WITH THE RIGHT TO RECEIVE ALL RENTS AND REVENUE THEREFROM, EXCEPT FOR THE LIFE ESTATE, GRANTOR HEREBY RELEASES AND WAIVES ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anyway appertaining unto the said GRANTEE and unto GRANTEE's heirs, successor and assigns forever, the said GRANTOR hereby covenanting that the premises are free and clear from any encumbrance done or suffered by GRANTOR; and that GRANTOR will warrant and defend the title to said premises unto the said GRANTEE and unto GRANTEE's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through GRANTOR.

Grantee/Grantor Address:
664 Hickory Drive, Buffalo Grove, IL 60089



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IN WITNESS WHEREOF; the GRANTOR have hereunto set their hands the day and year first above written.

Callas
JULIE ANNE BARBAKOFF N/K/A JULIE CALLAS, Trustee, of the Julie Anne Barbakoff Living Trust dated December 27, 2017, Grantor

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. (and Cook County Ordinance 95104, Paragraph E.) Dated the 7 day of JULY, 2020.

Callas
JULIE ANNE BARBAKOFF N/K/A JULIE CALLAS, Trustee, of the Julie Anne Barbakoff Living Trust dated December 27, 2017

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 7 day of JULY, 2020, personally appeared JULIE ANNE BARBAKOFF N/K/A JULIE CALLAS, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



[Signature]
Notary Public

This instrument was prepared by and mail to:
Gary R. Waitzman, Attorney at Law,
250 Parkway Drive, Suite 130, Lincolnshire, IL 60069
Telephone: (847) 793-9100

Send subsequent tax bills to:
Julie Callas, Trustee
664 Hickory Drive
Buffalo Grove, IL 60089

This deed has been prepared at the Grantor's request without examination or legal opinion of title. This instrument was prepared by Attorney Gary R. Waitzman, 250 Parkway Drive, Suite 130, Lincolnshire, IL 60069. The legal description and the stated title owners contained herein were supplied by the parties and the draftsman assumes no responsibility for the correctness thereof.

Grantee/Grantor Address:
664 Hickory Drive, Buffalo Grove, IL 60089

REAL ESTATE TRANSFER TAX		26-Oct-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
03-05-212-028-0000		20200701623463 0-214-127-584

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor**, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor 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 07/07/2020

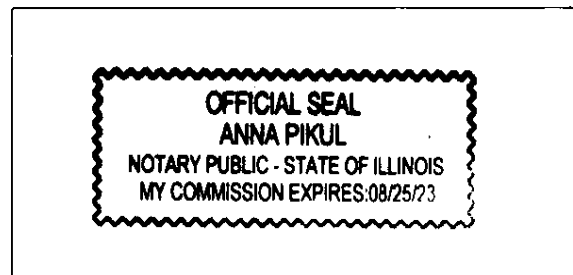


Grantor/Agent

Subscribed and sworn to before me on this date of 07/07/2020

Notary Signature: _____

AFFIX NOTARY STAMP BELOW



The **Grantee**, or Grantee's 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 title to real estate under the laws of the State of Illinois.

Dated 07/07/2020

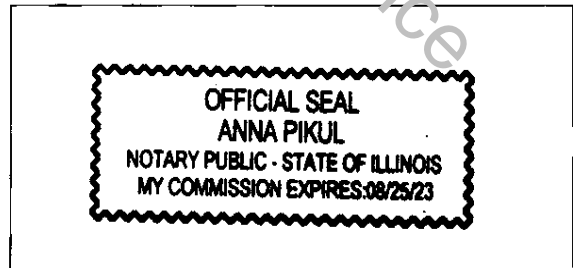


Grantee/Agent

Subscribed and sworn to before me on this date of 07/07/2020

Notary Signature: _____

AFFIX NOTARY STAMP BELOW



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or 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.)