

WARRANTY DEED
(INDIVIDUALS TO TRUSTS)

UNOFFICIAL COPY

THE GRANTORS, Beau M. Toth, a/k/a Beau Michael Toth, and Michele T. Toth, a/k/a Michele Therese Toth, husband and wife,

Doc#. 2105706232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2021 01:12 PM Pg: 1 of 3

Dec ID 20210201636988

of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars

CONVEY AND WARRANT to

Beau M. Toth, Trustee of the Beau M. Toth Trust dated February 5, 2021, as to an undivided fifty (50%) percent interest, and to Michele T. Toth, Trustee of the Michele T. Toth Trust dated February 5, 2021, as to an undivided fifty (50%) percent interest; beneficial interests under said trusts to be held by Beau M. Toth and Michele T. Toth, husband and wife, as tenants by the entirety.
427 S. Brighton Court, Palatine, IL 60067

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 02-21-315-003-0000
Address of Real Estate: 427 S. Brighton Court, Palatine, IL 60067

Exempt under provisions of Paragraph E
Section 31-45 of the Real Estate Transfer Tax Act

DATED this 5th day of February, 2021

Beau M. Toth 02/05/2021 (SEAL)
Beau M. Toth, a/k/a Beau Michael Toth

Beau M. Toth 02/05/2021 (SEAL)
Beau M. Toth, Trustee of the Beau M. Toth Trust dated February 5, 2021, hereby accepts the conveyance set forth herein above

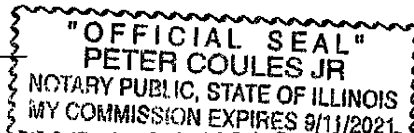
Michele T. Toth 02/05/21 (SEAL)
Michele T. Toth, a/k/a Michele Therese Toth

Michele T. Toth 02/05/21 (SEAL)
Michele T. Toth, Trustee of the Michele T. Toth Trust dated February 5, 2021, hereby accepts the conveyance set forth herein above

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 Beau M. Toth, a/k/a Beau Michael Toth, and Michele T. Toth, a/k/a Michele Therese Toth, are 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 acknowledge 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 this 5th day February, 2021

Peter Coules Jr.
Notary Public



Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521

Mail To:
Donatelli & Coules, Ltd.
(Name)
15 Salt Creek Lane, #312
(Address)
Hinsdale, Illinois 60521
(City, State and Zip)

Send Subsequent Tax Bills To:
Mr. & Mrs. Beau M. Toth
(Name)
427 S. Brighton Court
(Address)
Palatine, IL 60067
(City, State and Zip)

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LEGAL DESCRIPTION

LOT 242 IN WHYTECLIFF AT PALATINE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 02-21-315-003-0000
Address of Real Estate: 427 S. Brighton Court, Palatine, IL 60067

Property of Cook County Clerk's Office

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STATEMENT BY GRANTORS AND GRANTEES

The grantor(s) or their agent(s) affirm that, to the best of their knowledge, the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: February 5, 2021

[Signature] 02/05/2021
Grantor or Agent

Michelle T. Tish 02/05/21
Grantor or Agent

Subscribed and sworn to before
this 5th day of February, 2021

[Signature]
Notary Public

"OFFICIAL SEAL"
PETER COULES JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/11/2021

The grantee(s) or their agent(s) affirm and verify that the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business's 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: February 5, 2021

[Signature] 02/05/2021
Grantee or Agent

Michelle T. Tish 02/05/21
Grantee or Agent

Subscribed and sworn to before
this 5th day of February, 2021.

[Signature]
Notary Public

"OFFICIAL SEAL"
PETER COULES JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/11/2021

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.