### **UNOFFICIAL COPY**

#410587606(1/2)

THIS DEED WAS PREPARED BY:

Erin Brown Brotschul Potts LLC 30 N LaSalle Street, Suite 1402 Chicago, Illinois 60602 Doc#. 2110901395 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/19/2021 11:32 AM Pg: 1 of 3

Dec ID 20210101612177

ST/CO Stamp 0-764-300-304 ST Tax \$498.00 CO Tax \$249.00

#### AFTER RECORDING MAIL TO:

Kirk D. Langefeld Hawbecker & Garver LLC 26 Blane Street Hinsdale, Illinois 60521

### WARRANTY DEED

THIS INDENTUKE, made as of January 15, 2021, from Rita M. Hanson, as Trustee under trust agreement (a)ed May 6, 2012 and known as the L & R Hanson Family Revocable Trust, having a current address of 413 W. Hillgrove Avenue, La Grange, Illinois 60525 ("Grantor"), in favor of Katy Healy, Union ARTO Comme , having a current address of 360 W. Illinois Street, Unit 2G, Chicago, Illinois 60654 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALTEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof. together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions. remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Reai ?roperty") SUBJECT ONLY TO general real estate taxes not due and owing for 2020 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

**GRANTOR:** 

Rita M. Hanson, as Trustee u/t/a dated

May 6, 2012 aka the L & R Hanson Family

Revocable Trust

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF Du Vage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rita M. Lanson, as Trustee under trust agreement dated May 6. 2012 and known as the L & R Hanson Far illy revocable Trust, appeared before me in person and acknowledged that she signed and delivered the reregoing instrument as her free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this [2] lay of January, 2021.

ERIN G BROWN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires October 22, 2024

My commission expires on O Chaper 22

TAX BILLS TO:

Katy Healy

413 W Hillgrove Ave

La Grange, IL 40525

REAL ESTATE TRANSFER TAX

18-Feb-2021 249.00 498.00 747,00

18-04-115-038-0000

TOTAL: 20210101612177 0-764-300-304

COUNTY: ILLINOIS:

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# **UNOFFICIAL COPY**

#### EXHIBIT "A"

PARCEL 1: LOT 23 IN KENSINGTON STATION TOWNHOME DEVELOPMENT SUBDIVISION. BEING A SUBDIVISION OF LOTS 8 TO 14, BOTH INCLUSIVE IN BLOCK 19 IN COSSITT'S FIRST ADDITION TO LAGRANGE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 97242624 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

/enue, Property address: 413 West Hillgrove Avenue, La Grange, IL 60525

Tax Number: 18-04-115-038-0000