

UNOFFICIAL COPY

Doc# 2110901395 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 11:32 AM Pg: 1 of 3

#410587606 (1/2)

THIS DEED WAS PREPARED BY:

Erin Brown
Brotschul Potts LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

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 & Carver LLC
26 Blane Street
Hinsdale, Illinois 60521

GIT

WARRANTY DEED

THIS INDENTURE, made as of January 15, 2021, from **Rita M. Hanson**, as **Trustee under trust agreement dated 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, Under Rev. Commission**, 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, ALIEN 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 "Real Property") 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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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.

Property address: 413 West Hillgrove Avenue, La Grange, IL 60525
Tax Number: 18-04-115-038-0000

Property of Cook County Clerk's Office