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Doc#: 2111206211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2021 09:57 AM Pg: 1 of 3

WARRANTY DEED IN TRUST

1000079211
GRANTORS, THOMAS J. HIGGINS and
KATHLEEN R. HIGGINS, (husband and
wife), of Evergreen Park, Illinois, in the
County of Cook, in the State of Illinois, for
and in consideration of Ten Dollars and
other good and valuable consideration in
hand paid, CONVEY and WARRANT to:

Dec ID 20210201638393
ST/CO Stamp 0-039-842-832

THOMAS J. HIGGINS and KATHLEEN R.
HIGGINS, as co-trustees of THE
THOMAS J. AND KATHLEEN R.
HIGGINS LIVING TRUST DATED
February 10, 2021
9537 S. Harding
Evergreen Park, IL 60805

In the County of Cook, in the State of Illinois, the following described real estate, to wit:

Legal Description:

LOT 19 (EXCEPT THE NORTH 25 FEET), LOTS 20 AND 21 IN Block 3 in A.G. BRIGGS
AND COMPANY'S CRAWFORD GARDENS, BEING A SUBDIVISION OF THE NORTH
WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 11, TOWNSHIP 37
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Index Number: 24-11-101-021-0000 AND 24-11-101-052-0000
Property Address: 9537 S. Harding Avenue, Evergreen Park, IL 60805

VILLAGE OF EVERGREEN PARK

EXEMPT.

REAL ESTATE TRANSFER TAX

Subject To: GENERAL TAXES FOR 2020 AND SUBSEQUENT YEARS hereby releasing
and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

Dated this 10th day of FEBRUARY, 2021.

Thomas J. Higgins
THOMAS J. HIGGINS

Kathleen R Higgins
KATHLEEN R. HIGGINS

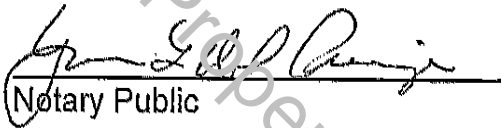
THIS INSTRUMENT FILED FOR RECORD
BY GIT AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO THE EFFECT UPON
TITLE.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that THOMAS J. HIGGINS and KATHLEEN R. HIGGINS, 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 notary seal, this 10th day of February, 2021.


Notary Public





Mail to:
Yvonne L. DelPrincipe
Attorney at Law
3540 W. 95th Street
Evergreen Park, IL 60805

Tax Bills to:
Thomas J. Higgins
Kathleen R. Higgins
9537 S. Harding Ave
Evergreen Park, IL 60805

EXEMPT UNDER PROVISIONS
OF PARAGRAPH e SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 2/10/21


Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		16-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-11-101-021-0000		20210201638393 0-039-842-832

Prepared by: Yvonne L. DelPrincipe
Prendergast & DelPrincipe
Attorneys at Law
3540 W. 95th Street
Evergreen Park, IL 60805

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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.

Thomas J. Higgins
Signature of Grantor or Agent

2/10/21
Dated

SUBSCRIBED AND SWORN
to before me this 10 day
of FEBRUARY, 2021.



Yvonne L. DelPrincipe
Notary Public

The grantee or his agent affirms and verified 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.

Thomas J. Higgins
Signature of Grantee or Agent

2/10/21
Dated

SUBSCRIBED AND SWORN
to before me this 10 day
of FEBRUARY, 2021.



Yvonne L. DelPrincipe
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)