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WARRANTY DEED

Doc# 2122425058 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 03:50 PM PG: 1 OF 3

THE GRANTORS, THOMAS A. HUTCHISON and MEGAN M. HUTCHISON, husband and wife, of the County of Cook, of the State of Illinois, for and in consideration of TEN AND

NO/100—DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to THOMAS A. HUTCHISON and MEGAN M. HUTCHISON, or their successor(s) in trust, as Co-Trustees of THE THOMAS A. HUTCHISON AND MEGAN M. HUTCHISON DECLARATION OF TRUST DATED February 25, 2021, of 225 Arthur Avenue, Roselle, Illinois 60172, GRANTEES, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 AND THE EAST 1/2 OF LOT 7 IN BLOCK 5 IN THE SUBDIVISION OF BLOCK 9 IN BOEGER ESTATES ADDITION TO ROSELLE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRICIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

THOMAS A. HUTCHISON AND MEGAN M. HUTCHISON, HUSBAND AND WIFE, ARE THE PRIMARY BENEFICIARIES OF THE ABOVE NAMED TRUST AND THEIR INTERESTS TO THE ABOVE DESCRIBED HOMESTEAD PROPERTY ARE TO BE HELD AS TENANTS BY THE ENTIRETY.

SUBJECT TO: General taxes for 2021 and subsequent years, and conditions, covenants, restrictions and easements of record, if any.

Permanent Index Number (PIN): 07-34-325-026

Address of Real Estate: 225 Arthur Avenue, Roselle, Illinois 60172

DATED this 25th day of FEBRUARY, 2021.

THOMAS A. HUTCHISON

MEGAN M. HUTCHISON

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State of Illinois)
) ss.
County of DuPage)

I, Kathryn C. Peterson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

THOMAS A. HUTCHISON and MEGAN M. HUTCHISON,

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.

GIVEN under my hand and official seal, this 25 day of February, 2021.

Kathryn C. Peterson
Notary Public



This Transaction is exempt from the Real Estate Transfer Tax pursuant to 35 ILCS 200/31-45(e).

Dated: 2/25/2021 By: Kathryn C. Rolewicz

PREPARED BY:

Kathryn C. Rolewicz, Esq. (pag)
ROLEWICK & GUTZKE, P.C.
1776 S. Naperville Road, Suite 104A
Wheaton, Illinois 60189
(630) 653-1577

REAL ESTATE TRANSFER TAX

11-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

07-34-325-026-0000

| 20210301664789 | 2-058-381-072

MAIL TO:

Kathryn C. Rolewicz, Esq.
Trustee
ROLEWICK & GUTZKE, P.C.
1776 S. Naperville Road, Suite 104A
Wheaton, Illinois 60189

SEND SUBSEQUENT TAX BILLS TO:

THOMAS A. HUTCHISON, Co-
MEGAN M. HUTCHISON, Co-Trustee
225 Arthur Avenue
Roselle, Illinois 60172

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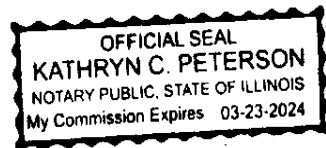
STATEMENT BY GRANTOR(s) AND GRANTEE(s)

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee(s) shown on the deed

or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or a 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.

Dated FEBRUARY 25, 2021^{2A} Signature *Thomas A. Hutchins*
Grantor or Agent

Subscribed and sworn to before me this 25 day of February, 2021.

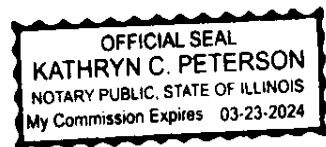


Notary Public *Kathryn C. Peterson*

The Grantee or his agent affirms and verifies that the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or a 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.

Dated FEBRUARY 25, 2021 Signature *Thomas A. Hutchins*
Grantee or Agent

Subscribed and sworn to before me this 25th day of February, 2021.



Notary Public *Kathryn C. Peterson*