

# UNOFFICIAL COPY

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

Doc#: 2128004443 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/07/2021 02:42 PM Pg: 1 of 3

## WARRANTY DEED

FR 6719005 1/2  
Upon recording, return to:  
Brian Bassett  
836 S. Spring Avenue  
La Grange, Illinois 60525

Dec ID 20210901683036  
ST/CO Stamp 0-861-319-312 ST Tax \$927.00 CO Tax \$463.50

Send subsequent tax bills to:  
Brian Bassett  
836 S. Spring Avenue  
La Grange, Illinois 60525

THE GRANTORS, **FRANK PIGATTO AND MELISSA PIGATTO**, husband and wife, both of the Village of La Grange, County of Cook, State of Illinois ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to THE GRANTEE, **BRIAN BASSETT**, an individual of the County of Cook, State of Illinois ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit ("Real Estate"):

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Permanent Index Number: 18-09-126-027-0000  
Address of Real Estate: 836 S. Spring Avenue, La Grange, Illinois 60525

Subject to, if any: covenants, conditions, and restrictions of record that do not interfere with the Real Estate as a single family home; public and utility easements; general real estate taxes not yet due and payable; a 35 foot building line as shown on the subdivision plat; covenants and restrictions contained in deed dated January 30 1947 and recorded May 27, 1947 as Document 14065800 made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated June 2, 1925 and known as trust number 14902 to Lloyd E. Mccaugherty and Helen B. Mccaugherty, his wife, relating to location and cost of buildings to be erected on the land, which does not contain a reversionary or forfeiture clause; and easement for utilities on the rear of the land as disclosed by inspection.

THIS IS HOMESTEAD PROPERTY

Dated as of Sept. 30, 2021.

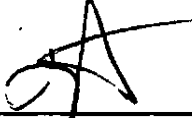
[Remainder of Page Intentionally Left Blank; Signature Pages Follow]

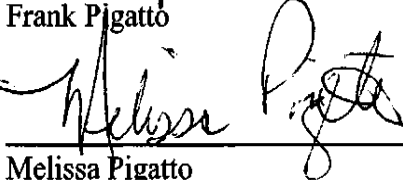
REAL ESTATE TRANSFER TAX		04-Oct-2021
		COUNTY: 463.50
		ILLINOIS: 927.00
		TOTAL: 1,390.50
18-09-126-027-0000	20210901683036	0-861-319-312

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EXECUTED and effectively dated as of the date first set forth above.

**GRANTORS:**

  
 \_\_\_\_\_  
 Frank Pigatto


  
 \_\_\_\_\_  
 Melissa Pigatto

State of Illinois )  
 ) SS.  
 County of COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Pigatto and Melissa Pigatto, husband and wife, 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 notarial seal the 21<sup>st</sup> day of Sept 2021.



  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: 06/12/2023

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLC  
 130 E. Randolph Street, Suite 3900  
 Chicago, Illinois 60601

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## EXHIBIT A

### DESCRIPTION OF THE PROPERTY

LOTS 190 AND 191 (EXCEPT THE SOUTH 13 FEET OF LOT 191) IN SPRING GARDENS A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 18-09-126-027-0000

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Property of Cook County Clerk's Office