

UNOFFICIAL COPY

WARRANTY DEED

Return to:

Quick Law

900 North Shore Drive, Ste. 166

Lake Bluff, Illinois 60044

Send tax bills to:

Bernard Paul Miller, II, Trustee and

Tammy Kim Hajjar Miller, Trustee

2432 Meadow Drive North,

Wilmette, Illinois 60091



2129217002D

Doc# 2129217002 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/19/2021 10:01 AM PG: 1 OF 4

THE GRANTORS, Bernard P. Miller, II and Tammy Hajjar Miller, husband and wife, of 2432 Meadow Drive North, Wilmette, Illinois 60091, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the GRANTEES, Bernard Paul Miller, II, and his successors, Trustee of the Bernard P. Miller II Trust, dated December 28, 2004, as amended or restated, whose address is 2432 Meadow Drive North, Wilmette, Illinois 60091, and Tammy Kim Hajjar Miller, and her successors, as Trustee of THE T. K. H. M. LIVING TRUST, dated September 28, 2021, as amended or restated, whose address is 2432 Meadow Drive North, Wilmette, Illinois 60091, in equal shares, per stirpes, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate:

LOT 10 (EXCEPT THE EAST 30 FEET THEREOF) AND ALL OF LOT 9 IN THE MEADOWS, BEING A SUBDIVISION OF THE SOUTH 39 FEET OF THE EAST 1/2 OF LOT 5 (EXCEPT THE EAST 33 FEET THEREOF) TOGETHER WITH THE EAST 1/2 OF LOT 6 (EXCEPT THE EAST 33 FEET THEREOF) THE EAST 1/2 OF LOT 7 (EXCEPT THE NORTH 75 FEET OF THE EAST 158 FEET OF THE SOUTH 150.5 FEET THEREOF AND ALSO EXCEPT THE EAST 33 FEET OF THE REMAINDER OF THE EAST 1/2 OF SAID LOT 7), AND THE EAST 1/2 OF LOT 8 (EXCEPT THE EAST 33 FEET THEREOF AND EXCEPT THE SOUTH 40 FEET THEREOF TAKEN FOR WILMETTE AVENUE) ALL IN COUNTY CLERK'S DIVISION OF THE SOUTH 100 ACRES OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ITEM NUMBER: 05-32-203-066-0000

POST OFFICE ADDRESS: 2432 Meadow Drive North, Wilmette, Illinois 60091

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

S Y
P 4
S Y-08
SC
INT R

UNOFFICIAL COPYDated: 9/28/2021

Signed: _____

Bernard P. Miller, II

Dated: 9.28.2021

Signed: _____

Tammy Hajjar Miller

Trustee Acceptance:

I hereby accept this transfer as trust property as Trustee of the Bernard P. Miller II Trust, dated December 28, 2004, as amended or restated.

Dated: 9/28/2021

Signed: _____

Bernard P. Miller, II, Trustee of Bernard P. Miller II Trust, dated December 28, 2004, as amended or restated.

Trustee Acceptance:

I hereby accept this transfer as trust property as Trustee of THE T. K. H. M. LIVING TRUST, dated September 28, 2021, as amended or restated.

Dated: 9.28.2021

Signed: _____

Tammy Kim Hajjar Miller, Trustee of THE T. K. H. M. LIVING TRUST, dated September 28, 2021, as amended or restated.

STATE OF ILLINOIS)

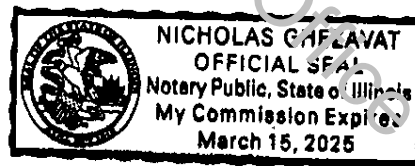
SS

COUNTY OF LAKE)

On 9/28/2021, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bernard P. Miller, II and Tammy Hajjar Miller, personally known to me to be the same people 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.

Notary Public

Seal:

**Transfer Tax Exemption:**

The instant conveyance is exempt from transfer taxation pursuant to the Real Estate Transfer Tax Law, to wit, 35 ILCS 200/31-45 Paragraph (e).

Dated: 9/28/21

Signed: _____

This WARRANTY DEED was prepared without opinion or title research by:

Matthew Quick, Attorney
Quick Law
900 North Shore Drive, Suite 166
Lake Bluff, Illinois 60044
224.377.1700

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Real Estate Transfer Tax
EXEMPT

Name of Buyer:

BERNARD PAUL MILLER TRUSTEE
TAMMY KIM HAJJAR MILLER TRUSTEE



Property Address:

2432 MEADOW DR.
WILMETTE, IL. 60091

Revenue Stamps:

Issue Date 10/6/2021

Village of Wilmette	EXEMPT	Qty <u>1</u>	= EXEMPT
Real Estate Transfer Tax			
Stamp #: MG 2021-10-06 2432 MEADOW DR.			

REAL ESTATE TRANSFER TAX		13-Oct-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
05-32-203-066-0000		20211001695169 0-495-642-768

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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.

Dated 9/28, 20 21

Signature: _____

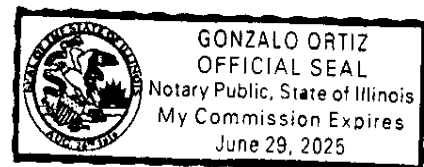
Grantor or Agent

Subscribed and sworn to before me

By the said person

This 28, day of September, 2021

Notary Public [Signature]



The **grantee** or his agent affirms and verifies 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 title to real estate under the laws of the State of Illinois.

Date 9/28, 20 21

Signature: _____

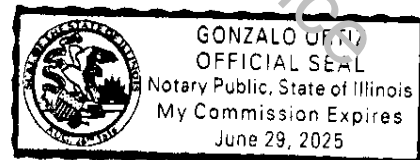
Grantee or Agent

Subscribed and sworn to before me

By the said person

This 28, day of September, 2021

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a 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.)