

UNOFFICIAL COPY

Doc#: 2201825001 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2022 09:20 AM Pg: 1 of 4

Dec ID 20211201683872
ST/CO Stamp 2-145-876-624

WARRANTY DEED ILLINOIS STATUTORY

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING
BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO THE EFFECT UPON TITLE.

(The Above Space for Recorder's Use Only)

THE GRANTORS Kenneth C. Wright and Loretta Wright, husband and wife, of 1020 Harlem Avenue, Unit 2D, River Forest, Illinois 60707, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Kenneth C. Wright and Loretta Wright as Co-Trustees of the K & L Wright Revocable Trust dated December 6, 2021, of 1020 Harlem Avenue, Unit 2D, River Forest, Illinois 60707, Illinois, 60707, as tenants by the entirety, in fee simple forever, the following described real estate situated in the County of , in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Permanent Index Number(s): 15-01-406-032-1010

Property Address: 1020 Harlem Avenue, Unit 2D, River Forest, Illinois 60305



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

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.

Dated this 6 day of March, 2021

Kenneth C. Wright
Kenneth C. Wright

Loretta Wright
Loretta Wright

REAL ESTATE TRANSFER TAX		30-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

15-01-406-032-1010 | 20211201683872 | 2-145-876-624

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine Boyer

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth C. Wright and Loretta Wright, 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 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 notarial seal, this 6 day of December, 2021.



[Handwritten Signature]

THIS INSTRUMENT PREPARED BY
John D. Spina
Spina, McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

MAIL TO:

*John D. Spina
7610 W. North Ave
EP IL 60707*

SEND SUBSEQUENT TAX BILLS TO:

*Kenneth & Loretta Wright
1020 Harlem Ave. 2D
River Forest, IL 60707*

**EXEMPTION APPROVED
VILLAGE OF RIVER FOREST**

Catherine Bayer

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LEGAL DESCRIPTION

PARCEL 1:

UNIT D-2, IN LANDER'S HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF LOT 10 AND THE NORTH ½ OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 10 AND THE NORTH ½ OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25646856, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERS 39 AND 40 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25646856.

PERMANENT INDEX NUMBER: 15-01-406-032-1010

COMMONLY KNOWN AS: 1020 HARLEM AVENUE, UNIT 2D, RIVER FOREST, ILLINOIS 60305

This instrument has been filed for recording by public title as an accommodation only. It has not been examined as to its execution or as to the effect upon title.

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine Boyer

UNOFFICIAL COPY

STATEMENT BY GRANTOR GRANTEE

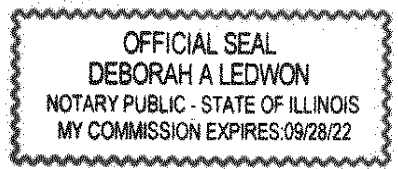
The grantor or his agent affirms that, to the best of his\her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9-30, 2021 Signature *BR*
Grantor or Agent

Subscribed and sworn to before me by the said

Grantor\Agent this 30 day of Sept, 2021

Notary Public *Deborah A Ledwon*



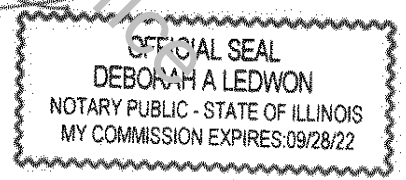
The grantee or his agent affirms that, to the best of his\her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Sept 30, 2021 Signature *BR*
Grantee or Agent

Subscribed and sworn to before me by the said

Grantee\Agent this 30 day of Sept, 2021

Notary Public *Deborah A Ledwon*



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.

(Attached 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)