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THIS INSTRUMENT WAS
PREPARED BY:

Jeffrey M. Goldberg
Hinshaw & Culbertson LLP
151 N. Franklin Street,
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Chicago, IL 60606

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Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2022 03:07 PM Pg: 1 of 4

Dec ID 20211201682721
ST/CO Stamp 1-206-867-600 ST Tax \$1,125.00 CO Tax \$562.50

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WARRANTY DEED Statutory (ILLINOIS)

GRANTORS, JAMES SCAGNELLI and LEDA SCAGNELLI, husband and wife, of the City of Wilmette, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT to GARRET T. FITZGERALD and ASHLEY N. FITZGERALD, husband and wife, of CHICAGO, ILLINOIS, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 64 FEET OF THE NORTH 214 FEET OF THE WEST 200 FEET OF THE EAST 233 FEET OF LOT 6 IN THE COUNTY CLERK'S DIVISION OF THAT PART NORTH OF GROSS POINT ROAD OF THE NORTH EAST 1/4 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 819 15th, Wilmette, IL 60091

P.I.N. 05-33-202-020-0000

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

SUBJECT TO the following: general real estate taxes for 2021 not yet due and payable; covenants, conditions, and restrictions of record in the public record of Cook County, Illinois; public and utility easements; acts done by or suffered through GRANTEE; all special governmental taxes confirmed and unconfirmed.

Fidelity National Title

1/3 CH21042003

Signature Page Follows

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Dated this 27th day of December, 2021.

GRANTORS:

By: *James Scagnelli*
James Scagnelli

Leda Scagnelli
Leda Scagnelli

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 James Scagnelli, who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of December, 2021.

Cynthia M. Dirham
Notary Public

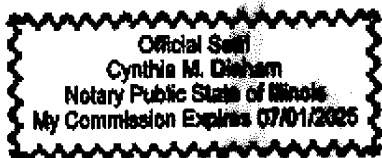
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lega Scagnelli, who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of December, 2021

Cynthia M. Dirham
Notary Public



After recording, mail to:

Stuart M. Sheldon, P.C.
Stone Pogrud & Korey LLC
1 East Wacker Drive
Suite 2610
Chicago, Illinois 60601



Send subsequent tax bills to:

Garret T. Fitzgerald & Ashley N. Fitzgerald
819 15th Street
Wilmette, IL 60091

GRANTEES ADDRESS

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		11-Jan-2022
	COUNTY:	562.50
	ILLINOIS:	1,125.00
	TOTAL:	1,687.50
05-33-202-020-0000	20211201682721	1-206-867-600

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Name of Buyer:
GARRET FITZGERALD
ASHLEY FITZGERALD

Real Estate Transfer Tax
\$3,375.00

Property Address:
819 15TH ST.
WILMETTE, IL 60091

Issue Date 1/7/2022

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty 3	=	\$3,000.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$400.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$200.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$90.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$70.00	Qty 1	=	\$70.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$50.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$30.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$20.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$1.00	Qty 5	=	\$5.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$500.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$300.00	Qty 1	=	\$300.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$100.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$80.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$60.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$40.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$25.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$10.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				

Village of Wilmette	\$5,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: MG 2022-01-07 819 15TH ST.				