

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LLC TO TRUSTS

Doc#: 2207007216 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2022 07:53 AM Pg: 1 of 4

Dec ID 20220201623664
ST/CO Stamp 0-010-478-992 ST Tax \$2,461.00 CO Tax \$1,230.50

FIRST AMERICAN TITLE
FILE # 3122613

Preparer File: 21-44
FATIC No.: 3122613

THE GRANTOR, DANO LUXURY HOMES, LLC, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to John Herbert Ranz III, trustee of the John Herbert Ranz III Trust, Dated September 12, 2019 and Andrea Irvin Ranz, Trustee of the Andrea Irvin Ranz Trust, Dated September 12, 2019, of 716 N. Orleans, Chicago IL 60654, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois:

LOT 4 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 3, 4, 7 AND 8 IN DEMPSTER'S ADDITION TO WILMETTE SUBDIVISION OF LOTS 20, 21, 22, 23, 24, AND 25 IN BAXTER SUBDIVISION OF THE SOUTH SECTION OF QUILMETTE RESERVATION, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *See attached legal*

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for the year 2022 and subsequent years. This is not homestead property.


Permanent Real Estate Index
Number: 05-34-401-014-0000

Address of Real Estate: 821 Oakwood Avenue
Wilmette IL 60091

Dated this 10th day of July, 2020.



Andrew J Danowski, Member
DANO Luxury Homes, LLC



Anna Danowski, Member
DANO Luxury Homes, LLC



First American
Title Insurance Company

Warranty Deed - LLC to Individuals

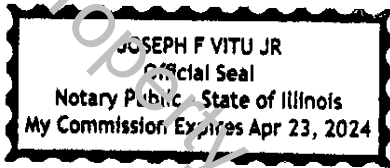
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STATE OF ILLINOIS

COUNTY OF COOK: SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew J Danowski and Anna Danowski, are both 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 each signed, sealed and delivered the said instrument as her or his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of February, 2022.



Joseph F. Vitu, Jr.

Notary Public

Prepared by:

The Law Office of Joseph F. Vitu, Jr., P.C.
a/k/a Vitu Law Offices
77 W. Wacker Drive, Suite 4500
Chicago IL 60601

Mail Recorded Deed to:

Kimberly Freeland
806 N. Peoria Street
Chicago IL 60642

Name and Address of Taxpayer(s):

John & Andrea Ranz
821 Oakwood Avenue
Wilmette IL 60091



EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOT 4 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 3, 4, 7, AND 8 IN DEMPSTER ADDITION TO WILMETTE SUBDIVISION OF LOTS 20, 21, 22, 23, 24, AND 25 IN BAXTER SUBDIVISION OF THE SOUTH SECTION OF QUILMETTE RESERVATION, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 :

THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING LOT 4 AFORESAID IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 05-34-401-014-0000 (Vol. 109)

Property Address: 821 Oakwood Avenue, Wilmette, Illinois 60091-3317

Property of Cook County Clerk's Office

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Name of Buyer:
 JOHN RANZ
 ANDREA RANZ

Real Estate Transfer Tax
\$7,383.00

Property Address:
 821 OAKWOOD AVE.
 WILMETTE, IL. 60091

Issue Date 2/14/2022

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty	2	=	\$2,000.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$500.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$400.00	Qty	1	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$300.00	Qty	1	=	\$300.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$200.00	Qty	0	=	\$1.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$100.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$90.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$80.00	Qty	1	=	\$80.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$70.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$60.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$50.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$40.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$30.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$25.00	Qty	1	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$20.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$10.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$1.00	Qty	3	=	\$3.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					

Village of Wilmette	\$5,000.00	Qty	1	=	\$5,000.00
Real Estate Transfer Tax					
Stamp #: MG 2022-02-14 821 OAKWOOD AVE.					