

# UNOFFICIAL COPY

Doc#: 2209813393 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/08/2022 02:51 PM Pg: 1 of 4

Dec ID 20220301666325

WARRANTY DEED  
Statutory (ILLINOIS)

THE GRANTORS, **THOMAS W. PETRITIS** and **HELEN A. PETRITIS, HUSBAND AND WIFE**, of 1226 Allison Lane, Schaumburg, State of Illinois, and for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONVEYS and WARRANTS** unto:

**THOMAS W. PETRITIS** and **HELEN A. PETRITIS, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE THOMAS W. PETRITIS AND HELEN A. PETRITIS REVOCABLE LIVING TRUST DATED MARCH 28, 2022, AND ANY AMENDMENTS THERETO**, of 1226 Allison Lane, Schaumburg, Illinois 60194.

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Permanent Real Estate Index Number(s): 07-17-403-043-0000

Common Address of Real Estate: 1226 Allison Lane, Schaumburg, Illinois 60194

**WITH** all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantees forever.

Subject to the following restrictions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Illinois transfer tax exempt under the provisions of 35  
ILCS 200/31-45, Paragraph (e )

Date: 3-28-2022

Helen A. Petritis

Buyer / Seller / Representative

SIGNATURE PAGE TO FOLLOW

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DATED THIS 28 DAY OF MARCH, 2022

Thomas W Petritis  
THOMAS W. PETRITIS

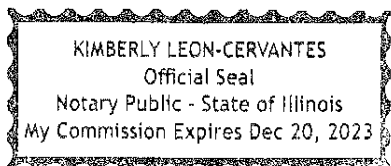
DATED THIS 28 DAY OF March, 2022

Helen A. Petritis  
HELEN A. PETRITIS

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for said County and State aforesaid. DO HEREBY CERTIFY THAT, THOMAS W. PETRITIS and HELEN A. PETRITIS, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 28 day of MARCH, 2022

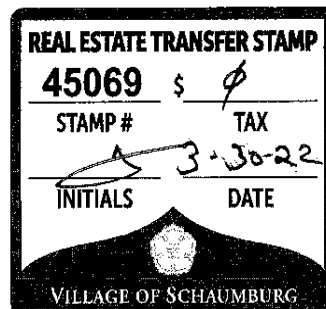


Kimberly Leon-Cervantes  
NOTARY PUBLIC

This Instrument was prepared by:  
Alex Ranjha  
Ranjha Law Group, PC  
903 Commerce Drive, Suite 210  
Oak Brook, IL 60523

Send Subsequent Tax Bills To:  
Thomas and Helen Petritis  
1226 Allison Lane  
Schaumburg, Illinois 60194

After recording, mail to:  
Ranjha Law Group, PC  
903 Commerce Drive, Suite 210  
Oak Brook, IL 60523



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## EXHIBIT A

### LEGAL DESCRIPTION

Lot 567 in Strathmore, Schaumburg Unit 7, being a Subdivision of parts of Sections 16, 17 and Section 20, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 5, 1971 as Document No. 21469627, in Cook County, Illinois.

Permanent Tax No. 07-17-403-043-0000

Known As: 1226 Allison Lane, Schaumburg, Illinois

Property of Cook County Clerk's Office

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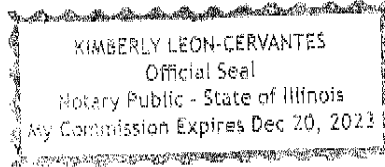
## STATEMENT BY GRANTOR AND GRANTEE

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 March 28, 2022

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 28 day of MARCH, 2022  
Notary Public [Handwritten Signature]

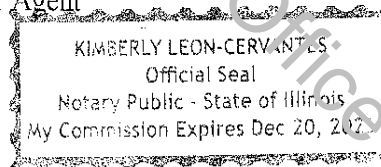


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 28, 2022

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me By the said Agent This 28 day of MARCH, 2022  
Notary Public [Handwritten 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)