

Doc#. 2211504344 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2022 12:53 PM Pg: 1 of 3

Dec ID 20220401683658
ST/CO Stamp 1-268-284-304 ST Tax \$405.00 CO Tax \$202.50

This instrument prepared by:

Zachary P. Rustad, Attorney
2 N. Riverside Plaza, Suite 1850
Chicago, Illinois 60606

After recording mail to:

ELIZABETH P. AFFINER
PO BOX 115
MORRISVILLE IL 60152

Mail tax bill's to:

John and Kristin Smrt
214 Hickory Bluff Drive Ln
Itasca IL 60143

This space reserved for Recorder's use only.

WARRANTY DEED

THIS WARRANTY DEED is made the 18th day of April, 2022 by JAMES G. NIX AND MARY TERESA NIX, AS CO-TRUSTEES OF THE JAMES G. NIX LIVING TRUST DATED OCTOBER 11, 2017, and JAMES G. NIX AND MARY TERESA NIX, AS CO-TRUSTEES OF THE MARY TERESA NIX LIVING TRUST DATED OCTOBER 11, 2017, ("Grantor"), of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does CONVEY(S) AND WARRANT(S) to JOHN F. SMRT & KRISTIN L. SMRT, AS CO-TRUSTEES OF THE JOHN F. SMRT & KRISTIN L. SMRT REVOCABLE TRUST DATED DECEMBER 7, 2020, of Cook, Illinois ("Grantee"), to have and to hold FOREVER, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 25 in Block 22 in Winston Park Northwest Unit No. 2, being a Subdivision in Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, as document no. 17536792 and re-recorded June 30, 1959 as document no. 17584144, in Cook County, Illinois.

PIN: 02-13-310-037-0000
Property Address: 210 N. Lytle Drive, Palatine, Illinois

Subject only to, if any: covenants, conditions and restrictions of record; public and utility easements if any; and real estate taxes for 2021 and subsequent years.

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

PROPER TITLE, LLC

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

JAMES G. NIX LIVING TRUST DATED OCTOBER 11, 2017:

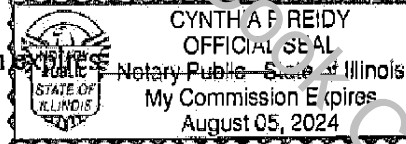
[Signature]
James G. Nix, Co Trustee

[Signature]
Mary Teresa Nix, Co-Trustee

STATE OF IL)
COUNTY OF DuPage) ss.

I, Cynthia R. Reidy, a Notary Public in and for said County in the State aforesaid, do hereby certify that Mary Teresa Nix personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 18th day of April, 2022

My Commission expires _____
 _____
Notary Public

IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

MARY TERESA NIX LIVING TRUST DATED OCTOBER 11, 2017:

[Signature]
James G. Nix, Co-Trustee

[Signature]
Mary Teresa Nix, Co-Trustee

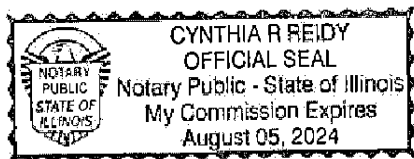
STATE OF IL)
COUNTY OF DuPage) ss.

I, Cynthia R. Reidy, a Notary Public in and for said County in the State aforesaid, do hereby certify that James G. Nix personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 18th day of April, 2022

My Commission expires _____

Notary Public



UNOFFICIAL COPY

Exhibit A - Legal Description

Lot 25 in Block 22 in Winston Park Northwest Unit No. 2, being a Subdivision in Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, as document no. 17536792 and re-recorded June 30, 1959 as document no. 17584144, in Cook County, Illinois.

Property of Cook County Clerk's Office