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WARRANTY DEED ILLINOIS STATUTORY



Doc# 2216116005 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2022 10:52 AM PG: 1 OF 4

MAIL TO:

Sarah J. Chang, Esq.
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603

THE GRANTORS, KATHERINE NIGRO and MICHAEL NIGRO, husband and wife, of the Village of Winnetka, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT unto THE GRANTEE, KATHERINE L. NIGRO and MICHAEL J. NIGRO, not individually, but solely as CO-TRUSTEES OF THE KATHERINE L. NIGRO REVOCABLE TRUST dated May 20, 2022, and their successors in trust, of 509 Elder Lane, Winnetka, Illinois 60093, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Number(s): 05-21-314-013-0000

Common Address of Real Estate: 509 Elder Lane, Winnetka, Illinois 60093

SUBJECT TO: Covenants, conditions and restrictions of record, and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2021 1st installment and subsequent years.

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

Dated this 20th day of May, 2022.

Katherine Nigro

KATHERINE NIGRO

Michael Nigro

MICHAEL NIGRO

REAL ESTATE TRANSFER TAX

10-Jun-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

05-21-314-013-0000

| 20220601636878 | 0-257-577-040

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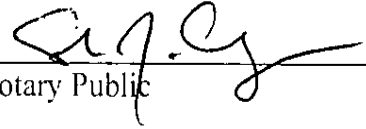
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared KATHERINE NIGRO and MICHAEL NIGRO, husband and wife, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of May, 2022.

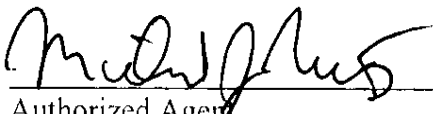
My Commission Expires on: 3/30/25



Notary Public



This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200.31-45(e).



Authorized Agent

This instrument was prepared by:

SARAH J. CHANG, Esq.
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

Send subsequent tax bills to Taxpayer:

KATHERINE L. NIGRO, Co-Trustee
MICHAEL J. NIGRO, Co-Trustee
509 Elder Lane
Winnetka, Illinois 60093

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 13 IN THE RESUBDIVISION OF LOTS 1 TO 7 AND THE RE-PLAT OF LOTS 8 TO 14 IN BLOCK 18 IN THE SUBDIVISION OF BLOCKS 18, 21, 22 AND 23 IN JOHN C. GARLAND'S ADDITION TO WINNETKA IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 05-21-314-013-0000

Common Address of Real Estate: 509 Elder Lane, Winnetka, Illinois 60093

Property of Cook County Clerk's Office

20921614.2

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 20, 2022.

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
this 20th day of May, 2022.

Notary Public *[Handwritten Signature]*



The grantee or its 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: May 20, 2022.

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
this 20th day of May, 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.)