

UNOFFICIAL COPY

Prepared by and when
recorded return to:
Adam S. Garber, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Ste. 1300
Chicago, Illinois 60602

Doc#: 2225646146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 02:49 PM Pg: 1 of 5

Dec ID 20220901636361

Mail tax bill to:
Sean Harper
1737 Highland Ave.
Wilmette, Illinois 60091

WARRANTY DEED

THE GRANTOR, Sean Harper, an unmarried man, of 1737 Highland Ave., Wilmette, Illinois 60091, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Sean Harper, not individually but as Trustee of the Sean Harper Revocable Trust dated April 6, 2022, of 1737 Highland Ave., Wilmette, Illinois 60091, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Permanent Real Estate Index Number(s): 05-33-213-009-000

Address of Real Estate: 1737 Highland Ave., Wilmette, Illinois 60091

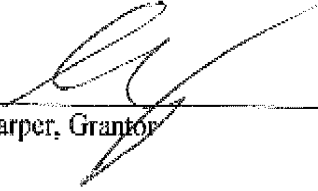
Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

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

[Signatures to follow on next page]

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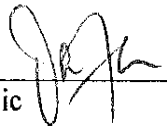
Dated this 2 day of September, 2022


Sean Harper, Grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

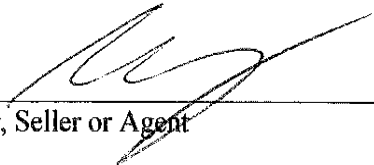
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Sean Harper is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of September, 2022.


Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.


Buyer, Seller or Agent

Dated this 2 day of September, 2022

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EXHIBIT "A"

LOT 55 IN DEAN'S ADDITION TO WILMETTE A SUBDIVISION OF THE NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS IDENTICAL WITH LOT 13 IN THE COUNTY CLERK'S DIVISION IN THE NORTHEAST FRACTIONAL 1/4 OF SAID FRACTIONAL SECTION 33 AFORESAID ALSO THAT PART OF THE NORTH 57 FEET OF THAT PART OF THE EAST 3 1/2 ACRES OF LOT 14 IN THE COUNTY CLERK DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS WEST OF THE EAST 261 1/2 FEET OF SAID EAST 3 1/2 ACRES DESCRIBED AS FOLLOWS:: BEGINNING ON THE NORTH LINE OF LOT 14 AFORESAID AT THE SOUTHWEST CORNER OF LOT 56 IN DEAN'S ADDITION TO WILMETTE; THENCE SOUTH 57 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 14 AFORESAID TO A POINT ON THE WEST LINE OF THE EAST 3 1/2 ACRES OF SAID LOT 14 THENCE NORTH ALONG LAST MENTIONED WEST LINE 57 FEET TO THE NORTH LINE OF SAID LOT 14; THENCE EAST ALONG THE NORTH LINE OF LOT 14 AFORESAID 39.48 FEET TO THE PLACE OF BEGINNING.

Permanent Real Estate Index Number(s): 05-33-213-009-0000

Address of Real Estate: 1737 Highland Ave., Wilmette, Illinois 60091

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 9/2, 2022

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 2 day of September, 2022.

Notary Public [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 9/2, 2022

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 2 day of September, 2022.

Notary Public [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.)

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Real Estate Transfer Tax
EXEMPT

Issue Date 9/9/2022

Name of Buyer:
SEAN HARPER TRUSTEE OF
SEAN HARPER REVOCABLE TRUST

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	LR	2022-09-09	1737 HIGHLAND AVE

Property Address:
1737 HIGHLAND AVE
WILMETTE, IL. 60091

Property of Cook County Clerk's Office