

UNOFFICIAL COPY



2305310009D

This Warranty Deed made and executed this 1/31, 20 23 by James R. Kirk and Betty B. Kirk (AKA Betty R. Kirk), a married couple hereinafter called the grantors, to Kirk Family Trust dated 1/19/2023, James R. Kirk and Betty B. Kirk as co-trustees under declaration of trust with the address of 321 Rosehill Dr., Lemont, IL 60439, hereinafter called the grantee and unto all and every successor or successors in Trust under said Trust agreement.

Doc# 2305310009 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2023 10:29 AM PG: 1 OF 4

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

See the attached Exhibit A.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto. **Together** with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and To Hold**, the same in fee simple forever. **And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2021, easements, restrictions, and reservations of record.

Property Address: 321 Rosehill Dr., Lemont, IL 60439

PIN: 22-29-409-017-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).

[Signature]
Robert Mondo, Esq.
Attorney for Grantor

1/31/23
Date

REAL ESTATE TRANSFER TAX		21-Feb-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

22-29-409-017-0000 | 20230101643944 | 1-700-470-608

S 1/3
P 3
S 1
SCY
INTC

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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

James R Kirk
James R. Kirk, Grantor

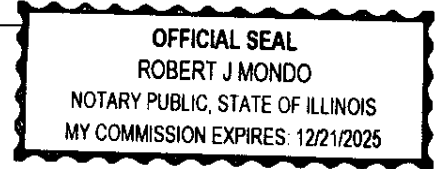
Betty B Kirk
Betty B. Kirk, Grantor

State of Illinois)
) ss.
County of Cook)

On this date 1/31, 2023, personally appeared before me, a notary public, James R. Kirk, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

12/21/25
My commission expires

[Signature]
Notary Public

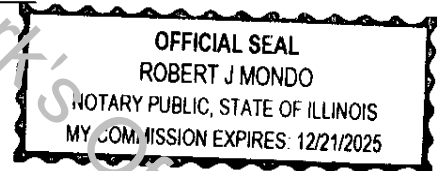


State of Illinois)
) ss.
County of Cook)

On this date 1/31, 2023, personally appeared before me, a notary public, Betty B. Kirk, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

12/21/25
My commission expires

[Signature]
Notary Public



Send Future Tax Bills to:
James and Betty Kirk
321 Rosehill Dr.
Lemont, IL 60439

Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172
630-215-3676

Send Filed Deed To:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

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EXHIBIT A

LOT 11 IN ROSE HILL SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, SUBJECT TO ALL EASEMENT COVENANTS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 0601347128, OF THE COOK COUNTY, ILLINOIS RECORDS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

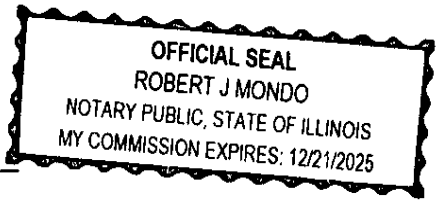
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1/31, 2023 Signature: James R Kirk
Grantor

Subscribed and sworn to before me by the said James R. Kirk

this 31 day of January, 2023.

NOTARY PUBLIC [Signature]



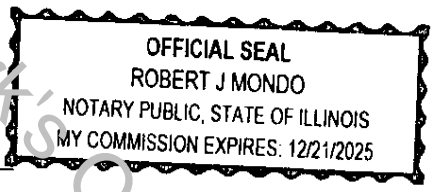
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date 1/31, 2023 Signature: Betty B Kirk
Grantee

Subscribed and sworn to before me by the said Betty B. Kirk

this 31 day of January, 2023.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)