

UNOFFICIAL COPY



2305557031

WARRANTY DEED

Leah S. Wertheimer
Alan Wertheimer
1517 Greenwood St.
Evanston, IL 60201

Doc# 2305557031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/24/2023 02:39 PM PG: 1 OF 3

The Grantor, **Alan Wertheimer**, a married person, of 1517 Greenwood St., in the City of Evanston, County of Cook, and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to:

Alan Wertheimer, Trustee under the Alan Wertheimer Trust dated December 28, 2022, and

Leah S. Wertheimer, Trustee under the Leah S. Wertheimer Trust dated December 28, 2022

to hold as **Tenants by the Entirety** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 18 IN BLOCK 6 IN BROWNE AND CULVERS ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.


The undersigned, Leah S. Wertheimer, hereby waives all present and future interest, right and title, which she may currently possess or acquire in the future, in the property that is the subject of this warranty deed arising out of her homestead rights or marital property rights, and if any property interest is created through operation of law or otherwise, the undersigned, Leah S. Wertheimer, agrees that this warranty deed is consented to and is valid to the entire property.


The Grantor hereby covenants with the Grantees that Grantor is lawfully seized in fee simple of the above granted premises and has good right to convey the same, and that Grantor, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantees and to Grantees' successors and assigns against all lawful claims whatsoever.


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Permanent Index Number: 10-13-422-012-0000
Address of property: 1517 Greenwood St., Evanston, IL 60201
Grantee's Address: 1517 Greenwood St., Evanston, IL 60201



Dated this 28 th day of December, 2022.


Alan Wertheimer


Leah S. Wertheimer

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord. 93-0-27, paragraph 4
Date: 1/3/23 Signed: 

STATE OF ILLINOIS)
)
COUNTY OF COOK)

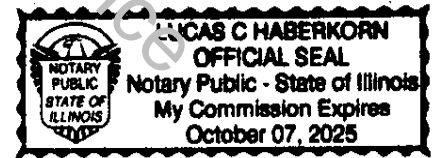
REAL ESTATE TRANSFER TAX		24-Feb-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
10-13-422-012-0000 20230101627094 0-658-169-680		

I, the undersigned, hereby certify, that Leah S. Wertheimer and Alan Wertheimer personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth. I am signing this instrument in the presence of Leah S. Wertheimer and Alan Wertheimer by appearing remotely using audio-video communication.

Dated: 12/28/2022


Notary Public

CITY OF EVANSTON
EXEMPTION



THIS INSTRUMENT PREPARED BY:

SEND SUBSEQUENT TAX BILLS TO:

Landon Wilson
Prather Ebner Wilson LLP
53 W. Jackson Boulevard, Suite 1025
Chicago, IL 60604

Leah S. Wertheimer
Alan Wertheimer
1517 Greenwood St.
Evanston, IL 60201

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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 January 3, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Carson P. Wilson
This 3rd day of January, 2023
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 title to real estate under the laws of the State of Illinois.

Date January 3, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Carson P. Wilson
This 3rd day of January, 2023
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)