

# UNOFFICIAL COPY

Doc#: 2308240203 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2023 01:53 PM Pg: 1 of 4

Dec ID 20230301679553

## WARRANTY DEED

THE GRANTORS, VICTORIA M. DIZON, and BERNALD M. DIZON, a married couple of Skokie, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant to GRANTEES, BERNALD M. DIZON and VICTORIA M. DIZON as Trustees of the BERNALD AND VICTORIA DIZON LIVING TRUST, dated February 15, 2023, whose principal address is 8241 N. Kolmar, Skokie, IL 60076 of the following described real estate, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, easements, and restrictions of record, party wall and building line.  
Subject to general real estate taxes for 2023 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER: 10-22-315-005-0000, 10-22-315-006-0000

THE PROPERTY ADDRESS IS: 8241 N. Kolmar, Skokie, IL 60076

Situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this February 15, 2023

  
\_\_\_\_\_  
VICTORIA M. DIZON

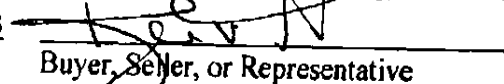
  
\_\_\_\_\_  
BERNALD M. DIZON

**VILLAGE OF SKOKIE  
ECONOMIC DEVELOPMENT TAX**


PIN: 10-23-315-005-0000

ADDRESS: 8241 KOLMAR

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(E) SECTION 4, REAL ESTATE TRANSFER ACT

02-15-2023  
Date   
Buyer, Seller, or Representative

20733

03/14/23 \$ 25  


THIS DOCUMENT WAS PREPARED BY: Maritess T. Bott, 3701 Algonquin Road,  
Suite 712, Rolling Meadows, Illinois 60008, (847) 818-9084

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STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that VICTORIA M. DIZON and BERNALD M. DIZON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this February 15, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC



Mail Deed to:            Maritess T. Bott  
                                  Bott & Associates, Ltd.  
                                  3701 Algonquin Road, Suite 712  
                                  Rolling Meadows, IL 60008

Mail Tax Bill to:        BERNALD AND VICTORIA DIZON LIVING TRUST  
                                  8241 N. Kolmar  
                                  Skokie, IL 60076

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOTS 13 AND 14 IN BLOCK 6 IN GEORGE F. NIXON AND COMPANY'S KOSTNER AVENUE ADDITION TO NILES CENTER, A SUBDIVISION OF 20 ACRES SOUTH OF AND ADJOINING THE NORTH 10 ACRES OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 15 | 2023

SIGNATURE: *Victoria M. Dixon*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

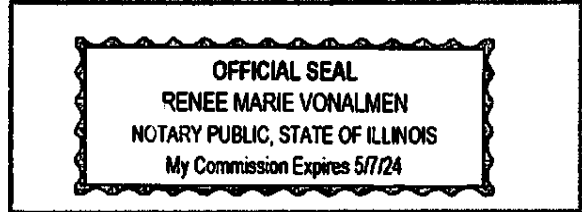
Subscribed and sworn to before me, Name of Notary Public: Renee M. VonAlmen

By the said (Name of Grantor): Victoria M. Dixon

On this date of: 2 | 15 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 15 | 2023

SIGNATURE: *Victoria M. Dixon*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

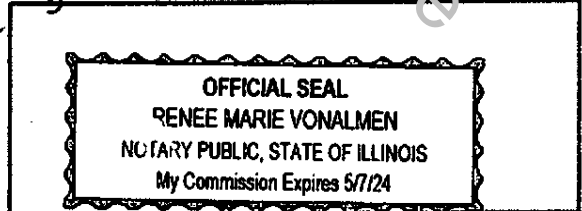
Subscribed and sworn to before me, Name of Notary Public: Renee M. VonAlmen

By the said (Name of Grantee): Victoria M. Dixon, Trustee

On this date of: 2 | 15 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)