

UNOFFICIAL COPY

WARRANTY DEED (INDIVIDUAL TO TRUST)

Doc#: 2308346375 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2023 03:46 PM Pg: 1 of 3
Dec ID 20230301680557

THE GRANTOR,
John Kavanagh, married to Ann Kavanagh,

of the Village of Hinsdale, County of Cook
State of Illinois, for and in consideration of
Ten and no/100 Dollars

CONVEYS AND WARRANTS to

John Kavanagh, as Trustee of the John Kavanagh
Trust dated February 26, 2003,
139 Springlake, Hinsdale, Illinois 60521

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 18-07 108-034-0000
Address of Real Estate: 139 Springlake Ave Hinsdale, IL 60521

Exempt under provisions of Paragraph E
Section 31-45 of the Real Estate Transfer Tax Act

DATED this 22nd day of March, 2023

3/22/2023 *[Signature]*
Date Buyer, Seller, or Representative

[Signature] (SEAL)
John Kavanagh

[Signature] (SEAL)
Ann Kavanagh

[Signature] (SEAL)
John Kavanagh, Trustee of the John Kavanagh Trust
Dated February 26, 2003, hereby accepts the conveyance set forth
herein

State of Illinois, County of Du Page. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that John Kavanagh and Ann Kavanagh 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 acknowledges that they signed, sealed and
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and
waiver of the right of homestead.

Given under my hand this 22nd day of March, 2023.



[Signature]
Notary Public

Prepared by Mark R. Donatelli, Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, IL. 60521

Mail To:

Send Subsequent Tax Bills To:

Donatelli & Coules, Ltd.
15 Salt Creek Lane, #312
Hinsdale, Illinois 60521

John Kavanagh, Trustee
139 Springlake
Hinsdale, Illinois 60521

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LEGAL DESCRIPTION

LOT 2 IN BRUCKERT'S RESUBDIVISION OF LOTS 7, 8, AND 9 (EXCEPT THE NORTH 68 FEET THEREOF) IN BLOCK 8 IN HIGHLANDS, A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 18-07-108-034-0000

Commonly known as: 139 Springlake Avenue, Hinsdale, IL 60521

Property of Cook County Clerk's Office

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STATEMENT BY GRANTORS AND GRANTEE

The grantor(s) or their agent(s) affirm that, to the best of their knowledge, the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: March 22, 2023

John Kovach
Grantor or Agent

Grantor or Agent

Subscribed and sworn to before
this 22nd day of March, 2023

Mark R Donatelli
Notary Public



The grantee(s) or their agent(s) affirm and verify that the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business's 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: March 22, 2023

John Kovach
Grantee or Agent

Grantee or Agent

Subscribed and sworn to before
this 22nd day of March, 2023.

Mark R Donatelli
Notary Public



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.