

UNOFFICIAL COPY

Doc#: 2310841104 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 12:42 PM Pg: 1 of 4
Dec ID 20230401691591

Prepared by and when
recorded return to:
Stuart J. Kohn, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

Mail tax bill to:
Daniel G. Kazan
Tracy Kazan
1715 Falling Leaf Lane
Northbrook, Illinois 60062

WARRANTY DEED

THE GRANTORS, Daniel G. Kazan and Tracy Kazan, husband and wife, not as tenants in common or as joint tenants but as tenants by the entirety, of 1715 Falling Leaf Lane, Northbrook, Illinois 60062, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Daniel G. Kazan, not individually but solely as Trustee of the Daniel G. Kazan Revocable Trust dated December 20, 2022, of 1715 Falling Leaf Lane, Northbrook, Illinois 60062, an undivided fifty percent (50%) interest, and to Tracy Kazan, not individually but solely as Trustee of the Tracy Kazan Revocable Trust dated December 20, 2022, of 1715 Falling Leaf Lane, Northbrook, Illinois 60062, an undivided fifty percent (50%) interest, as tenants in common, in 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): 04-15-204-025-0000

Address of Real Estate: 1443 Trails Edge Drive, Northbrook, Illinois 60062 a/k/a
1715 Falling Leaf Lane, Northbrook, Illinois 60062


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 4 day of April, 2023



Daniel G. Kazan, Grantor


Tracy Kazan, Grantor

STATE OF ILLINOIS, COUNTY OF Cook ss.

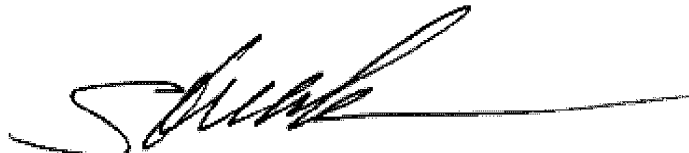
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Daniel G. Kazan and Tracy Kazan are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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 4 day of April, 2023.


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 4 day of April, 2023

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1:

LOT 33 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK DATED MAY 14, 1993 AND RECORDED MAY 17, 1993 AS DOCUMENT 93366707 MADE BY PARK PLACE ESTATE OF NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND:

LOT 45 AND 46 (ALSO KNOWN AS OUTLOTS C AND D) ON PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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 April 4, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 4 day of April, 2023.

Notary Public [Handwritten Signature]



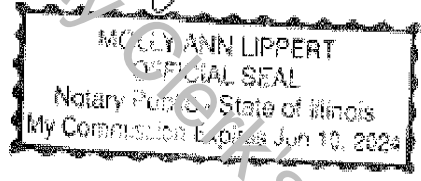
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 4, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 4 day of April, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)