

# UNOFFICIAL COPY

Doc#: 2319125039 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/10/2023 10:04 AM Pg: 1 of 4  
Dec ID 20230501634002

**QUIT CLAIM DEED  
ILLINOIS STATUTORY  
Tenancy by the Entirety**

THE GRANTORS, KYLE E. HIGGINS and ANDREA S. LEIGHTON, husband and wife, both of 9856 N. Huber Lane, Niles, Illinois 60714, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to KYLE E. HIGGINS, Trustee of the KYLE E. HIGGINS Revocable Living Trust dated July 6, 2023 AND ANDREA SPENCER LEIGHTON, Trustee of the ANDREA SPENCER LEIGHTON Revocable Living Trust dated July 6, 2023, husband and wife, both of 9856 N. Huber Lane, Niles, Illinois 60714, all of interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 61 OF CHESTERFIELD GOLDEN ESTATES BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 11, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED 03/14/1961, AS DOCUMENT NUMBER 18108777, IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever not as tenants in common nor as joint tenants but as tenants by the entirety.

SUBJECT TO: General taxes for 2022 and subsequent years; Statement of Grantor and Grantee for purposes of exempt status under Section 4 of the Illinois Real Estate Transfer Act (attached hereto and made a part hereof and labeled Exhibit "A")

Permanent Real Estate Index Number: 09-11-428-015-0000  
Address of Real Estate: 9856 N. Huber Lane, Niles, Illinois 60714

Dated this 6 day of July, 2023.

x Kyle E. Higgins  
KYLE E. HIGGINS

x Andrea Leight  
ANDREA S. LEIGHTON

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
7/10/2023  
9856 HUBER LANE  
29185 \$ EXEMPT

# UNOFFICIAL COPY

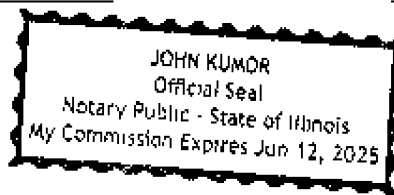
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KYLE E HIGGINS and ANDREA S. LEIGHTON, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of July, 2023.



(Notary Public)



**Prepared by:**

John Kumor, Esq.  
KUMOR LAW, LLC  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200

**Mail To:**

KYLE E. HIGGINS and ANDREA SPENCER LEIGHTON  
9856 N. Huber Lane  
Niles, Illinois 60714

**Name and Address of Taxpayer:**

KYLE E. HIGGINS and ANDREA SPENCER LEIGHTON  
9856 N. Huber Lane  
Niles, Illinois 60714

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
35 ILCS 200/31-45, PROPERTY TAX CODE

7/6/23  
Date

[Signature]  
Buyer, Seller or Agent

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 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: 7/6/23

Signature: [Signature]  
KYLE E. HIGGINS, grantor

Date: 7/6/2023

Signature: [Signature]  
ANDREA S. EIGHTON, grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KYLE E. HIGGINS, JR., personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of July, 2023.

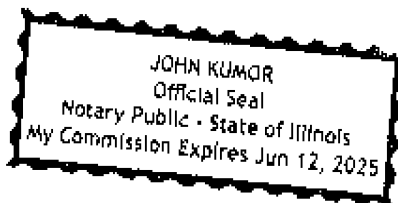


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREA S. EIGHTON, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of July, 2023.



[Signature] (Notary Public)

# UNOFFICIAL COPY

The grantees or their agents affirm and verify that the names of the grantees shown on the deed are either natural persons, 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 persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 7/6/23

Signature: *Kyle E Higgins*

KYLE E HIGGINS, as Trustee of the KYLE E. HIGGINS REVOCABLE LIVING TRUST, dated JULY 6, 2023 grantee

Date: 7/6/2023

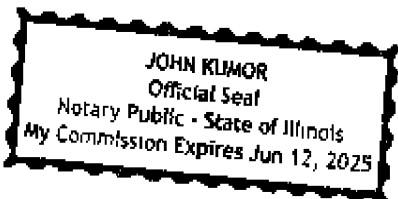
Signature: *Andrea Spencer Leighton*

ANDREA SPENCER LEIGHTON, as Trustee of the ANDREA SPENCER LEIGHTON REVOCABLE LIVING TRUST, dated JULY 6, 2023 grantee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KYLE E. HIGGINS, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of July, 2023.



*John Kumor* (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREA SPENCER LEIGHTON, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of July, 2023.



*John Kumor* (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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act, the COOK County Real Property Tax Ordinance.]