

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Fidelity National Title

CH23010390

Doc#: 2319406365 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 02:15 PM Pg: 1 of 2

Dec ID 20230601657252
ST/CO Stamp 1-803-354-576 ST Tax \$475.00 CO Tax \$237.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Joyce A Helwig, as Trustee under the provisions of a Trust Agreement dated the 20th day of November, 2018 and known as Trust Number 001 of the City of Mount Prospect, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Joseph Angelo Grimandi and Brian Bernard Gray as [Select a Tenancy] of 4619 N Western Ave., 2F, Chicago, Illinois, 60625 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, *as tenants by the entirety.*

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 03-35-415-001-0000

Address(es) of Real Estate: 201 N Stratton Lane Mount Prospect Illinois 60056

The date of this deed of conveyance is dated this 26 day of June, 2023

Joyce Helwig as Trustee

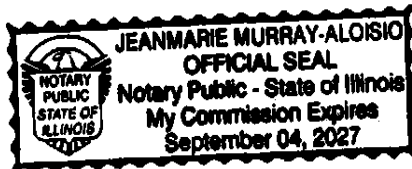


CH23010390
FIDELITY NATIONAL
TITLE INSURANCE

Joyce A Helwig, as Trustee under the provisions of a Trust Agreement dated the 20th day of November, 2018 and known as Trust Number 001

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joyce A Helwig, as Trustee under the provisions of a Trust Agreement dated the 20th day of November, 2018 and known as Trust Number 001 personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 dated this 26 day of June, 2023.



[Signature]

Notary Public

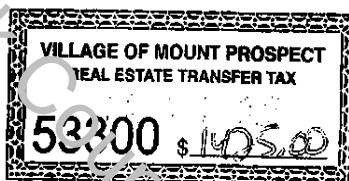
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LEGAL DESCRIPTION

For the premises commonly known as: 201 N Stratton Lane
 Mount Prospect, Illinois 60056

Legal Description:

LOT 178 IN SECOND ADDITION TO BLUETTT'S FAIRVIEW GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



This instrument was prepared by:

**Matthew Rosenberg
 1045 E. Division St.
 Lombard, IL 00000**

Send subsequent tax bills to:

**Joseph Angelo Grimaldi and Brian
 Bernard Gray
 4619 N Western Ave., 2F Chicago
 Illinois 60625**

Mail recorded document to:

**Joseph Angelo Grimaldi and Brian
 Bernard Gray
 4619 N Western Ave., 2F Chicago
 Illinois 60625**