

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2323308226 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/21/2023 03:16 PM Pg: 1 of 5

Dec ID 20230801696576  
ST/CO Stamp 0-744-318-416

1 of 1  
FIRST AMERICAN TITLE  
FILE # AF1035824

Preparer File: AF1035824  
FATIC No.: AF1035824

THE GRANTOR(S) Sean McGivern and Tiffany McGivern, a married couple, of the Village of Wilmette, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Community Partners for Affordable Housing, an Illinois Not for Profit Corporation, of 600 S Milwaukee Ave. Libertyville, IL 60048 of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2022 and subsequent years

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

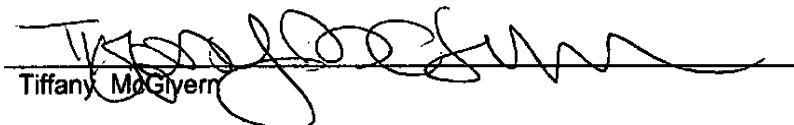
Permanent Real Estate Index Number(s): 05-32-303-011-0000

Address(es) of Real Estate: 210 Hibbard Road  
Wilmette, Illinois 60091

Dated this 13<sup>th</sup> day of August 2023

EXEMPT UNDER PROVISIONS OF PARAGRAPH B SECTION  
REAL ESTATE TRANSFER TAX ACT  
DATE BUYER, SELLER, OR REPRESENTATIVE

  
Sean McGivern

  
Tiffany McGivern

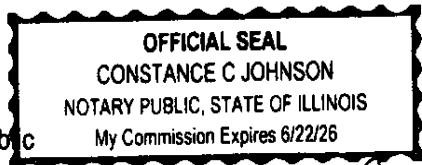


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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sean McGivern and Tiffany McGivern, 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 *13th* day of August, 2023.



Notary Public

*Constance C Johnson*

Prepared by:  
 Michael J. Lowery  
 177 N State Street 3rd Floor  
 Chicago, IL 60601

Mail to:  
 Eric Feldman and Associates  
 53 W Jackson Suite 1622  
 Chicago, IL 60604

Name and Address of Taxpayer:  
 Community Partners for Affordable Housing  
 800 N Milwaukee  
 Libertyville, IL 60048

Property of Cook County Clerk's Office



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## Exhibit "A" – Legal Description

LOT 15 IN BLOCK 4 IN WILMETTE-HIBBARD RESUBDIVISION OF ALL OF LOTS AND BLOCKS TOGETHER WITH VACATED STREETS AND ALLEYS IN WILMETTE-HIBBARD SUBDIVISION OF THE WEST 25 ACRES OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE CENTER LINE OF GLENVIEW ROAD), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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**Name of Buyer:**  
Community Partners for  
Affordable Housing

**Real Estate Transfer Tax**  
**\$1,290.00**

**Property Address:**  
210 HIBBARD RD  
WILMETTE, IL. 60091

**Issue Date** 8/17/2023

### Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty <input type="text" value="1"/>	=	\$1,000.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$500.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$400.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$300.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$200.00	Qty <input type="text" value="1"/>	=	\$200.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$100.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$90.00	Qty <input type="text" value="1"/>	=	\$90.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$80.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$70.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$60.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$50.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$40.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$30.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$25.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$20.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$10.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$1.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

Village of Wilmette	\$5,000.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #: KF 2023-08-17 210 HIBBARD RD				

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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: 8 | 21 | 2023

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

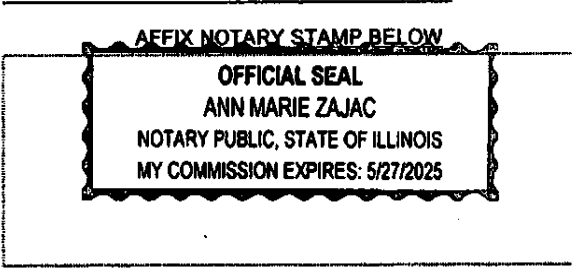
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 8 | 21 | 2023

NOTARY SIGNATURE: *[Signature]*



### 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: 8 | 21 | 2023

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

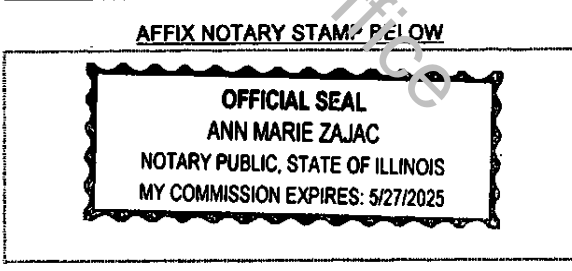
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 8 | 21 | 2023

NOTARY SIGNATURE: *[Signature]*



**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)**