

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)

MAIL TO:
THOMAS AND ANN FINIGAN
14808 S. CLEVELAND AVE
POSEN, ILLINOIS 60469

NAME & ADDRESS OF TAXPAYER
THOMAS AND ANN FINIGAN
14808 S. CLEVELAND AVE
POSEN, ILLINOIS 60469

Doc#. 2324113022 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 09:14 AM Pg: 1 of 4

Dec ID 20230701673542
ST/CO Stamp 0-167-220-688

RECORDER'S STAMP

THE GRANTORS: THOMAS P. FINIGAN AND ANN E. FINIGAN, HUSBAND AND WIFE

OF THE VILLAGE OF POSEN COUNTY OF COOK STATE OF ILLINOIS
FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATIONS IN HAND PAID,

CONVEY AND WARRANT TO THE THOMAS P. FINIGAN TRUST DATED JULY 14, 2023 AS TO AN UNDIVIDED ONE-HALF INTEREST AND THE ANN E. FINIGAN TRUST DATED JULY 14, 2023 AS TO AN UNDIVIDED ONE-HALF INTEREST

(GRANTEE'S ADDRESS) 14808 S. CLEVELAND
OF THE VILLAGE OF POSEN COUNTY OF COOK STATE OF ILLINOIS
ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE
STATE OF ILLINOIS, TO WIT:

THE SOUTH $\frac{1}{4}$ OF LOT 3 IN PLAT OF EAST LOTHIAN SUBDIVISION, A SUBDIVISION OF THE EAST 10
ACRES OF THE WEST 25 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

IDENTIFICATION OF TRUSTEES: THOMAS P. FINIGAN AND ANN E. FINIGAN, ARE CO-TRUSTEES OF THE
GRANTEE TRUSTS.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS
OF THE STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 28-12-400-008-0000

PROPERTY ADDRESS: 14808 S. CLEVELAND AVE, POSEN, IL 60469

DATED THIS 14th DAY OF JULY, 2023.

Thomas P. Finigan (SEAL)
THOMAS P. FINIGAN

Ann E. Finigan (SEAL)
ANN E. FINIGAN

UNOFFICIAL COPY

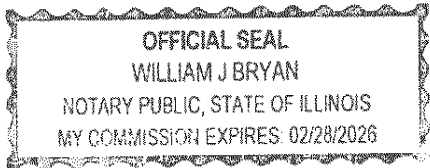
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT THOMAS P. FINIGAN AND ANN E. FINIGAN, HUSBAND AND WIFE are personally known to me to be the same person(s) whose name(s) 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 use and purposes therein set forth, including the release and wavier of the right of homestead, as President of Grantor.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14th DAY OF JULY, 2023.



NOTARY PUBLIC
(SEAL)



NAME AND ADDRESS OF PREPARER:

WILLIAM J. BRYAN
17926 DIXIE HIGHWAY
HOMEWOOD, IL 60430
(708) 957-2574

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
4B SECTION 4, REAL ESTATE
TRANSFER ACT

DATE: JULY 14, 2023



THOMAS P. FINIGAN

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

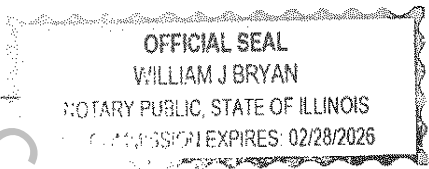
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold Title to real estate 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: JULY 14, 2023

SIGNATURE: *Thomas P. Finigan*
THOMAS P. FINIGAN

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID GRANTOR THIS 14TH
DAY OF JULY, 2023.

WJ Bryan
NOTARY PUBLIC



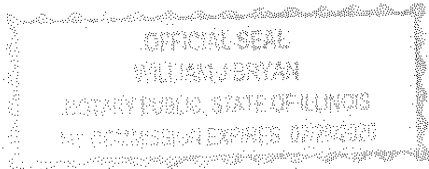
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold Title to real estate in Illinois, 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 law of the State of Illinois.

DATED: JULY 14, 2023

SIGNATURE: *Ann E. Finigan*
ANN E. FINIGAN

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID GRANTEE THIS 14TH
DAY OF JULY, 2023.

WJ Bryan
NOTARY PUBLIC

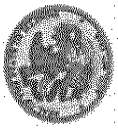


NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-12-400-008-0000 | 20230701673542 | 0-167-220-688