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Doc#. 2327906222 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/06/2023 11:46 AM Pg: 1 of 4

Dec ID 20230901638045

WARRANTY DEED IN TRUST

Prepared by and Mail to: William F. Knee THE KNEE LAW FIRM, LTD. 103 W. Prospect Ave. Mount Prospect, IL 60056

Mail Subsequent Tax Bills to: Thomas W. Degan, Trustee 120 S. WaPsila Avenue Mount Prospect, Illinois 60056

THE GRANTOR, Thomas W. Degan, an unmarried person of the Village of Mount Prospect, County of Cook and State of Tilinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Thomas W. Degan, Trustee of the Thomas W. Degan Revocable Trust Agreement dated January 31, 2022, of 120 S. WaPella Avenue, Mount Prospect, Illinois 60056, as to all his right, title and interest in the following described real estate in the County of Cook and State of Illinois, to Wit: -04ng

SEE ATTACHED LEGAL DESCRIPTION

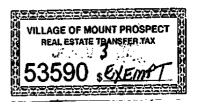
SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 08-11-206-011-0000

Address(es) of Real Estate: 120 S. WaPella Avenue, Mount Prospect, Illinois 63055

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.



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In WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set their hand and seal on the date stated herein.

Date: September 25, 2023		
Thomas W. Degan		(SEAL)
STATE OF ILLINOIS)	
COUNTY OF COOK) SS.)	

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas W. Degan personally known to me to be the same person whose name is 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 acts, 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 September 25, 2023

NOTARY PURILIC

OFFICIAL SEAL
WILLIAM F KNEE
NOTARY PUBLIC, STATE OF ILLINOIS
MYDOMMISSION EXPIRES 04/08/2026

AFFIX TRANSFER STAMPS ABOVE

or

This transaction is exempt from the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

Seller or Representative

Date: September 25, 2023

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LEGAL DESCRIPTION

of the property commonly known as: 120 S. WaPella Avenue, Mount Prospect, Illinois 60056

LOT 315 IN H. ROY BERRY CO'S COLONIAL MANOR, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 11 AND PART OF THE NORTHWEST ¼ OF SECTION 12, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 08-11-206-011-0000

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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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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

partnership authorized to do business or acquire and hold title to real			
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: 9 1 25 1, 20 23 SIG	GNATURE: / Re-OCC		
	GRANTOR or AGENT		
GRANTOR NOTARY SECTION: The below section is to be completed by the M	NOTARY who witnesses the GRANTOR signature.		
Subscribed and swo.n io hefore me, Name of Notary Public:	Anne M Granato		
By the said (Name of Grantor): W.Sar F. Knee, as agent for Thomas W. Degan	AFFIX NOTARY STAMP BELOW		
On this date of: 9 25 20 23 NOTARY SIGNATURE: 4 C C C C C C C C C C C C C C C C C C	OFFICIAL SEAL ANNE M GRANATO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 08/26/2024		
GRANTEE SECTION			
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment			
of benèficial interest (ABI) in a land trust is either a natural person, an him ois 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 recognize	ad as a person and authorized to do business or		
acquire and hold title to real estate under the laws of the State of Illin	iois.		
DATED: 9 25 , 20 23 SK	GNATURE: REPORT		
GRANTEE or AGENT			
GRANTEE NOTARY SECTION: The below section is to be completed by the N	',0		
Subscribed and swom to before me, Name of Notary Public:	Anne M Granato		
By the said (Name of Grantee):	AFFIX NOTARY STAMP BELOW		
On this date of: 9 25/ 2023 NOTARY SIGNATURE: A 10/11 SC 1400	OFFICIAL SEAL ANNE M GRANATO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 08/26/2024		

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

rev. on 10.17.2016