

UNOFFICIAL COPY

WARRANTY DEED

(Illinois - Individual)

PREPARED BY:

Jay A. Andrew

Drost Gilbert Andrew & Apicella LLC

4811 Emerson Avenue, Suite 110

Palatine, IL 60067

Doc#: 2329728234 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/24/2023 04:09 PM Pg: 1 of 4

Dec ID 20231001643913

MAIL TO:

Jay A. Andrew

Drost Gilbert Andrew & Apicella LLC

4811 Emerson Avenue, Suite 110

Palatine, IL 60067

NAME & ADDRESS OF TAXPAYER:

Fred Aguilar & Kristine Francisco

714 Golfview Terrace

Buffalo Grove, IL 60089

**SPACE ABOVE RESERVED FOR
RECORDER'S USE ONLY**

THE GRANTOR(S): Kristine Francisco and Fred Aguilar, both single, of the Village of Buffalo Grove, County of Cook and State of Illinois, for consideration of the sum of \$10.00 DOLLARS, cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, CONVEY and WARRANT unto said GRANTEE(S): Kristine Francisco and/or her successors, as Trustee under the Kristine Francisco Declaration Living Trust dated August 30th, 2023, as to 50% undivided interest and Fred Aguilar and/or his successors, as Trustee under the Fred Aguilar Declaration Living Trust dated August 30th, 2023 as to 50% undivided interest, of 714 Golfview Terrace, Buffalo Grove, Illinois 60089, on behalf of himself/herself, their heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantors may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

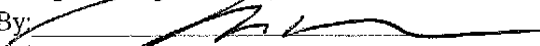
SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premise forever.

Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code.


Permanent index numbers: 03-05-413-039-0000

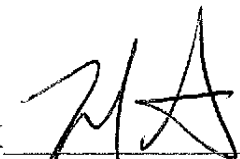
Dated October 9, 2023

By: 

Property address: 714 Golfview Terrace, Buffalo Grove, Illinois 60089

DATED this 3rd day of October, 2023.

Please SEAL X 
Print or type Kristine Francisco

SEAL X 
Fred Aguilar

Names below
Signatures

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Kristine Francisco and Fred Aguilar, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd October day of ~~September~~, 2023.

X Melinda M Vetter
NOTARY PUBLIC

My commission expires Nov 30, 2024

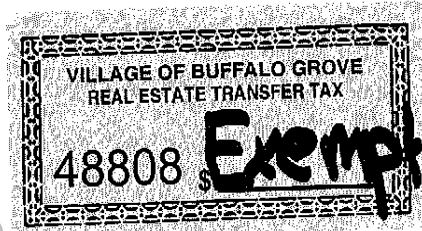


Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 128 IN THE ARLINGTON ADDITION TO BUFFALO GROVE, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property of Cook County Clerk's Office

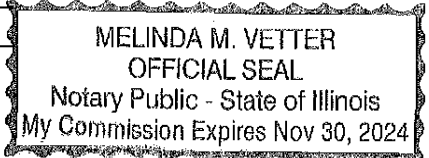
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STATEMENT BY GRANTOR AND GRANTEE

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 October 9, 2023 Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID, Jay Andrew
THIS 9 DAY OF October, 2023

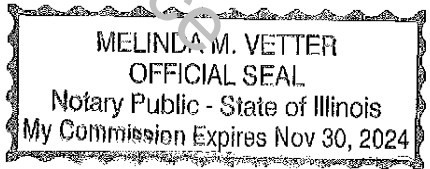


NOTARY PUBLIC Melinda M. Vetter

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 laws of the State of Illinois.

Dated October 9, 2023 Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID, Jay Andrew
THIS 9 DAY OF October, 2023



NOTARY PUBLIC Melinda M. Vetter

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.

(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 Tax Act.)