

UNOFFICIAL COPY

Doc#: 2334813055 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2023 09:45 AM Pg: 1 of 4

WARRANTY DEED

This document was prepared by:

Jeffrey M. Galkin
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Send subsequent tax bills to:

Shawn Wagner
216 Blackhawk Road
Riverside, IL 60546

Dec ID 20231201693786

(The Above Space for Recorders Use Only)

THE GRANTOR, **SHAWN P. WAGNER**, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **SHAWN P. WAGNER** and **KRISTIE WAGNER**, husband and wife, not as Tenants in Common, nor as Joint Tenants, but as Tenants by the Entirety (collectively, "Grantee"), the following described real estate, situated in the Village of Riverside, County of Cook, and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 15-36-406-039-0000

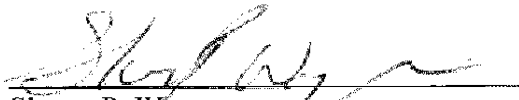
COMMONLY KNOWN AS: 216 Blackhawk Road, Riverside, IL 60546

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor(s), either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) general taxes for 2022 (2nd Installment) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

[SIGNATURE PAGE TO FOLLOW]

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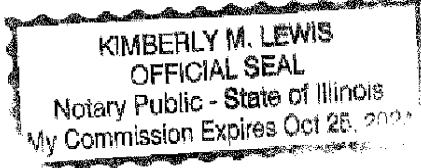
DATED this 30 day of November, 2023.



Shawn P. Wagner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **SHAWN P. WAGNER**, is 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 he signed and delivered the said instrument as his own free and voluntary will for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of November, 2023.






Notary Public

My Commission Expires: 10/25/2024

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Compliance or Exemption Approved
Village of Riverside


Shawn P. Wagner
Date: November 30, 2023

BY: 
Date: 12-1-23

After recording mail to:
Jeffrey M. Galkin
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT TWO HUNDRED THIRTY NINE (239), BLOCK THREE (3) IN SECOND DIVISION OF RIVERSIDE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 36, A PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 36, A PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 36, A PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE third PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-36-406-039-0000

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Property of Cook County Clerk's Office

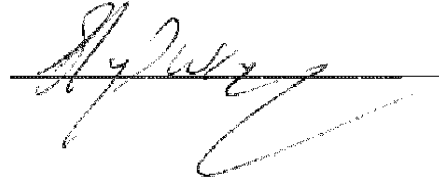
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

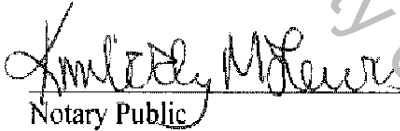
The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

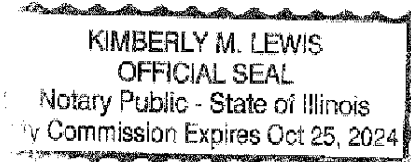
Date: November 30, 2023

Grantor Signature:



SUBSCRIBED AND SWORN TO BEFORE
ME THIS 30 DAY OF NOVEMBER, 2023.


Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


The GRANTEE or its agent affirms and verifies that the name of the grantor 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.

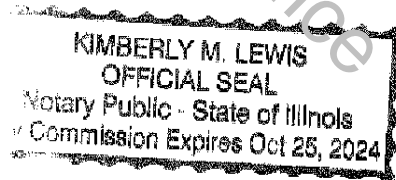
Date: November 30, 2023

Grantee Signature:



SUBSCRIBED AND SWORN TO BEFORE
ME THIS 30 DAY OF NOVEMBER, 2023.


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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]