

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

### MAIL TO:

Edward J. McGillen, Esq.  
Thompson Coburn LLP  
55 East Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60603



Doc# 2336322009 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 11:40 AM PG: 1 OF 4



THE GRANTORS, JAMES C. VECCHIO and VIRGINIA W. VECCHIO, husband and wife, as tenants by the entirety, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT unto THE GRANTEE, JAMES C. VECCHIO, not individually, but solely as TRUSTEE OF THE JAMES C. VECCHIO SELF-DECLARATION OF TRUST dated March 18, 2009, and his successors in trust, of 1130 Monroe Avenue, River Forest, Illinois 60305, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Number(s): 15-01-401-013-0000  
Common Address of Real Estate: 1130 Monroe Avenue  
River Forest, Illinois 60305

SUBJECT TO: Covenants, conditions, and restrictions of record, and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2023 and subsequent years.

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

REAL ESTATE TRANSFER TAX		29-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-01-401-013-0000   20231201604817   0-408-700-976		

**EXEMPTION APPROVED**  
**VILLAGE OF RIVER FOREST**

*Catherine Boyer*

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Dated this 28<sup>th</sup> day of December, 2023

*James C. Vecchio*

JAMES C. VECCHIO

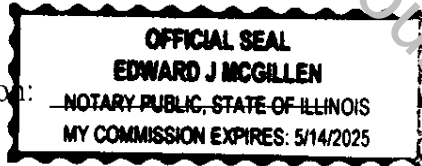
*Virginia W. Vecchio*

VIRGINIA W. VECCHIO

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, personally appeared JAMES C. VECCHIO and VIRGINIA W. VECCHIO, husband and wife, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 28<sup>th</sup> day of December, 2023.



My Commission Expires on:

*Edward J. McGillen*  
Notary Public

This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).

*Edward J. McGillen* 12/28/23  
Authorized Agent Date

This instrument was prepared by:

EDWARD J. MCGILLEN, Esq.  
Thompson Coburn LLP  
55 East Monroe Street  
37<sup>th</sup> Floor  
Chicago, Illinois 60603

Send subsequent tax bills to Taxpayer:

JAMES C. VECCHIO, Trustee  
1130 Monroe Avenue  
River Forest, Illinois 60305

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST

*Catherine Bayer*

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## EXHIBIT "A"

### LEGAL DESCRIPTION

NORTH 55 FEET OF THE SOUTH 120 FEET OF LOT 1 IN BLOCK 1, IN WALLEN AND PROBST'S THIRD ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 2/3RDS OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 15-01-401-013-0000

Common Address of Real Estate: 1130 Monroe Avenue  
River Forest, Illinois 60305

Property of Cook County Clerk's Office

31502201.1

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST

*Catherine Bayer*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 28, 2023.

Signature: *Edward J. McRell*  
Grantor or Agent

Subscribed and sworn to before me  
this 28<sup>th</sup> day of December, 2023.

Notary Public *Mary J. Raleigh*



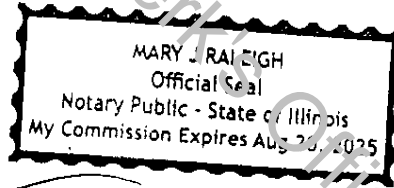
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 28, 2023.

Signature: *Edward J. McRell*  
Grantee or Agent

Subscribed and sworn to before me  
this 28<sup>th</sup> day of December, 2023.

Notary Public *Mary J. Raleigh*



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.)

**EXEMPTION APPROVED**  
**VILLAGE OF RIVER FOREST**

*Catherine Bayer*