## **UNOFFICIAL COPY**

WARRANTY DEED

Prepared by and Mail to: William F. Knee THE KNEE LAW FIRM, LTD. 103 W. Prospect Ave. Mount Prospect, IL 60056 Doc#. 2401813319 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/18/2024 02:44 PM Pg: 1 of 4

Dec ID 20240101613373

THE GRANTOR'S. Gaspare Lazzara and Linda Lazzara, husband and wife, of the Village of Prospect Heights, County of Cook and State of Illinois, 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 1026 Castilian LLC, an Illinois limited liability company, all their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 04-32-200-020-1 175

Address(es) of Real Estate: 1026 Castilian Court, Unit 106D, Glenview IL 60025

TO HAVE AND TO HOLD the said premises with the appurtenances and for the uses and purposes herein 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.

**OFFICIAL SEAL** WILLIAM F KNEE NOTAPY PUBLIC, STATE OF ILLINOIS MY COMNISSION EXPIRES 04/08/2026

Date: December 11, 2023

## **UNOFFICIAL COPY**

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

	Date: December 11, 2023
	Gaspare Lazzara (SEAL)
_	Sirela 23(SEAL)
	Linda Lazzara
	STATE OF ILLINOIS )
	COUNTY OF COOK ) SS.
	The undersigned, a Norary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gaspare and Linda Lazzara personally known to me to be the same persons whose names are 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 1/2 124 of December, 2023

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

Mail Subsequent Tax Bills to:

1026 Castilian LLC 404 W. Olive Ave Prospect Heights, IL 60070

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#### LEGAL DESCRIPTION

of the property commonly known as: 1026 Castilian Court, Unit 106D, Glenview, IL 60025

UNIT NUMBER D153 IN CASTILIAN COURTS CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25378419 AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. index Nu.

Cook County Clark's Office

Permanent Real Estate Index Number(s): 04-32-200-020-1075

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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)

<u>GRANTOR SECTION</u>
The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE 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 Jaws of the State of Illinois.
DATED: / 19 1, 20 24 SIGNATURE: ///
GRANTOR or AGENT
GRANTOR NOTARY SECTION: Ti e below section is to be completed by the NOTARY who witnesses the GRANTOR signature.
Subscribed and sworn to perce me, Name of Notary Public:
By the said (Name of Grantor): 11 1/2011 + KINCH, QUEUT AFFIX NOTARY STAMP BELOW
munum 12 10 2 1 21 1
On this date of: OFFICIAL SEAL
NOTARY SIGNATURE: ANNE M GRANATO NOTARY PUBLIC, STATE OF ILLINOIS 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 CRANTEE shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person, an Illinois co poration or foreign corporation
authorized to do business or acquire and hold title to real estate in Illinois, a par nership 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: / / / 7  , 20 24 SIGNATURE: ( ( )
A GI ANCEE OF AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signer
Subscribed and swom to before me, Name of Notary Public:
By the said (Name of Grantee): William F. MAR. GOLUT AFFIX NOTARY STAMP BELCAY.
On this date of: 6   /7   29,3 4
OFFICIAL SEAL
NOTABY SIGNATURE: / M.) 0 C//
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 08/26/2024

### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016