

UNOFFICIAL COPY

Doc#: 2402406280 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 01:55 PM Pg: 1 of 4

Dec ID 20240101618598

Prepared by and when
recorded return to:
Lauren J. Wolven, Esq.
Levenfeld Pearlstein, LLC
120 S Riverside Plaza, Suite 1800
Chicago, Illinois 60606

Mail tax bill to:
Maxwell G. Anderson, Jr.
2426 Hartzell Street
Evanston, Illinois 60201

WARRANTY DEED

THE GRANTOR, Maxwell G. Anderson, Jr., a widower, of 2426 Hartzell Street, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Maxwell G. Anderson, Jr., not individually but as Trustee of the Maxwell G. Anderson, Jr. Revocable Trust dated October 6, 2023, of 2426 Hartzell Street, Evanston, Illinois 60201 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Permanent Real Estate Index Number: 05-34-324-045

Address of Real Estate: 2426 Hartzell Street, Evanston, Illinois 60201

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

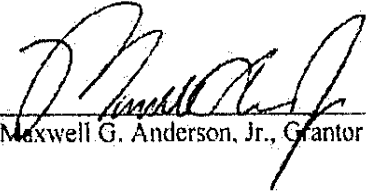
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[Signatures to follow on next page]

CITY OF EVANSTON
EXEMPTION

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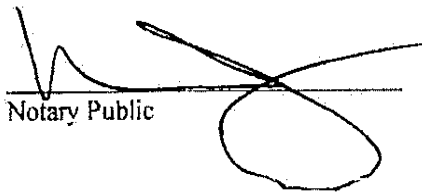
Dated this 18th day of December, 2023

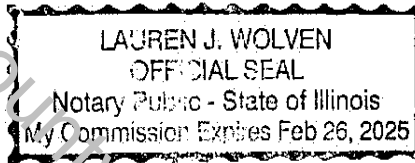

Maxwell G. Anderson, Jr., Grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

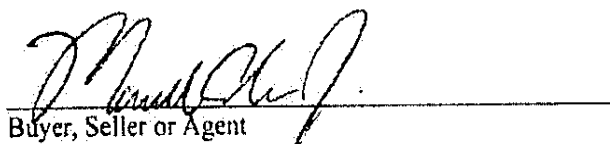
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Maxwell G. Anderson, Jr. is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, 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 18 day of December, 2023.


Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.


Buyer, Seller or Agent

Dated this 18th day of December, 2023

PROPER FOR COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

LOT 16 IN BLOCK 1 IN CULBER'S ADDITION TO NORTH EVANSTON, IN TOWNSHIP 42 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 05-34-324-045

Address of Real Estate: 2426 Hartzell Street, Evanston, Illinois 60201

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

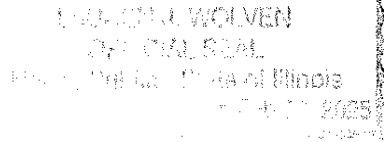
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 18, 2023

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 18 day of December, 2023.

Notary Public [Signature]



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 December 18, 2023

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 18 day of December, 2023.

Notary Public [Signature]



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.)