

# UNOFFICIAL COPY

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(1/2)

## TRUSTEES DEED

Doc# 2402541260 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2024 04:23 PM Pg: 1 of 4

Dec ID 20240101613028  
ST/CO Stamp 1-204-685-872 ST Tax \$775.00 CO Tax \$387.50

The Grantor, **Joseph F. Miraglia and Ruth A. Miraglia, Trustees of the Joseph F. Miraglia Living Trust, dated May 30, 1992, and any amendments thereto**, two married persons, of 4591 South Griswold Street, Gilbert Arizona, for and in consideration of TEN and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrants to **Maxwell Weiger**, an unmarried person, of 5206 N. McVicker Ave. Chicago, Illinois,

(Strike Inapplicable):

- Individually
- As Tenants in Common
- Not as Tenants in Common, but as Joint Tenants with the Right of Survivorship
- Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety,

the following described real estate situated in situated in Inverness, Cook County, Illinois, to wit:

**LEGAL DESCRIPTION: LOT 15 IN VALLEY LAKE SUBDIVISION UNIT NUMBER 2 A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 29 AND A PART OF LOT 5 OF VALLEY LAKES UNIT NUMBER 1, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**PIN: 02-29-204-003-0000**

**COMMONLY KNOWN AS: 1485 Turkey Trail, Inverness, IL 60067**

**SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.**

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 premises forever.

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor.

Dated: 22nd Day of January, 2024.

Signed: Joseph F. Miraglia

Printed: **Joseph F. Miraglia, Trustee of the Joseph F. Miraglia Living Trust, dated May 30, 1992, and any amendments thereto**

Signed: Ruth A. Miraglia

Printed: **Ruth A. Miraglia, Trustee of the Joseph F. Miraglia Living Trust, dated May 30, 1992, and any amendments thereto**

State of Virginia  
County of Loudoun } ss

I, the undersigned, a Notary Public, do hereby certify that **Joseph F. Miraglia and Ruth A. Miraglia, Trustees of the Joseph F. Miraglia Living Trust, dated May 30, 1992, and any amendments thereto**, personally known to me to be the same person whose name is subscribed to this instrument appeared before me this day in person, and acknowledged that he has signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

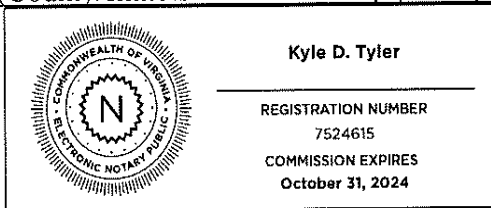
Given under my hand and official seal, this 22nd day of January, 2024

KDT

NOTARY PUBLIC

Notarized online using audio-video communication

(County/Illinois Revenue Stamp (If Required)) (Municipal Transfer Stamp (If Required))



Send subsequent tax bills to:

Name: Maxwell Weigel  
Street: 1485 Turkey Trail,  
City, State, Zip: Inverness, IL 60067

Return recorded deed to:

Name: Ashen Law Group  
Street: 217 N. Jefferson St., Ste. 601  
City, State, Zip: Chicago, IL 60661

Document prepared by:

Paul J. Haske | Haske & Haske, P.C. | 164 Division Street, Suite 712 | Elgin, Illinois 60120



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ESIGN CONSENT AND DISCLOSURE

Real Estate ESIGN v. 2.1

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.
2. If you consent to conducting your closing electronically, you can get paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction. Proof may also, if permitted to do so by the applicable title/settlement/escrow agent or lender associated with your transaction, provide you with the ability to access, view and print copies of completed documents. You may print copies by logging into your account and using the print function. Proof does not guarantee that such documents will be available for print, and such as access is being provided to you as a courtesy. We do not charge a fee for providing paper copies of your documents. You may have the right to request us to delete some of your documents. If that happens, you will no longer be able to access them electronically or request paper copies of the documents that have been deleted.
3. You can withdraw your consent to receive information electronically at any time by emailing us at [support@proof.com](mailto:support@proof.com). If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
4. This consent applies to your real estate transaction and the process of closing it.
5. You can change your contact information by logging into your account and editing your profile.
6. In order to access and retain these electronic records, you will need the following hardware and software:
  - a. PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
  - b. Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
  - c. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
  - d. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
  - e. Broadband internet access;
  - f. An email account;
  - g. For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
  - h. A printer if you want to print documents.
7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

*Joseph F. Miraglia* 01/22/2024

Signer Signature

Dated

Joseph F. Miraglia

Print/Type Signer Name



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2. If you consent to conducting your closing electronically, you can get paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction. Proof may also, if permitted to do so by the applicable title/settlement/escrow agent or lender associated with your transaction, provide you with the ability to access, view and print copies of completed documents. You may print copies by logging into your account and using the print function. Proof does not guarantee that such documents will be available for print, and such as access is being provided to you as a courtesy. We do not charge a fee for providing paper copies of your documents. You may have the right to request us to delete some of your documents. If that happens, you will no longer be able to access them electronically or request paper copies of the documents that have been deleted.
3. You can withdraw your consent to receive information electronically at any time by emailing us at [support@proof.com](mailto:support@proof.com). If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
4. This consent applies to your real estate transaction and the process of closing it.
5. You can change your contact information by logging into your account and editing your profile.
6. In order to access and retain these electronic records, you will need the following hardware and software:
  - a. PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
  - b. Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
  - c. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
  - d. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
  - e. Broadband internet access;
  - f. An email account;
  - g. For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
  - h. A printer if you want to print documents.
7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

Ruth A. Miraglia 01/22/2024

Signer Signature

Dated

Ruth A. Miraglia

Print/Type Signer Name