

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Record & Mail Document to:

Louis V. Pavone
Pavone Law Group, P.C.
255 E. Lake Street, Suite 301
Bloomington, IL 60108

Mail Tax Bill to:

Angelo T. Catapano
Gale A. Catapano
19W037 Deerpath Lane
Darien, IL 60561



Doc# 2403955031 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2024 12:30 PM PG: 1 OF 3

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantors, **Angelo Catapano and Gale Catapano**, as Husband and Wife, of the City of LaGrange Park, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto **1234 Homestead Road, LLC**, an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 19W037 Deerpath Lane, Darien, IL 60561, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 72 IN TALMAN AND THIELE'S WEST 26TH STREET SUBDIVISION IN LAGRANGE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin No: 15-28-419-016-0000

Property Address: 1234 Homestead Road, LaGrange Park, IL 60526

REAL ESTATE TRANSFER TAX

08-Feb-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-28-419-016-0000 | 20240101620559 | 1-504-558-128

Exempt under the provisions of Paragraph E,
Section 31-45, Real Estate Transfer Tax Law
Date: January 23, 2024

Buyer, Seller or Representative

S ✓
P 3
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SCV
INTE

Subject to covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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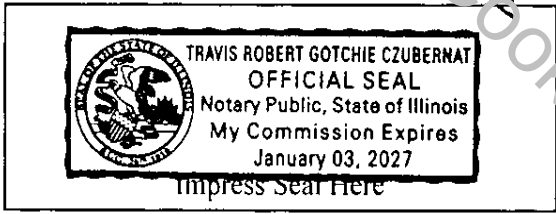
In Witness Whereof, the grantors aforesaid has hereunto set their hand and seal dated January 23, 2024.

Angelo Catapano Gale Catapano

State of Illinois)
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that ANGELO CATAPANO and GALE CATAPANO are personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 23rd day of January, 2024.

Travis Robert Gotchie Czubernat
 Notary Public



This instrument prepared by Louis V. Pavone, 255 E. Lake Street, Suite 301, Bloomingdale, IL 60108.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HEREIN. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

PAVONE LAW GROUP, P.C.
 By: Louis V. Pavone
 Louis V. Pavone, Attorney at Law

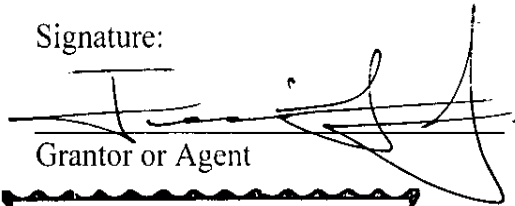
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STATEMENT BY GRANTOR AND GRANTEE

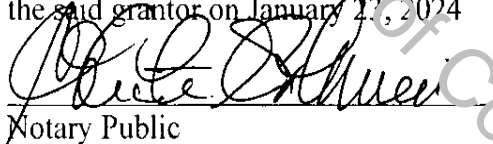
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 23, 2024

Signature:


Grantor or Agent

Subscribed and Sworn to be me by
the said grantor on January 23, 2024

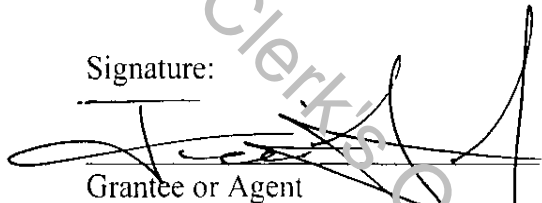

Notary Public



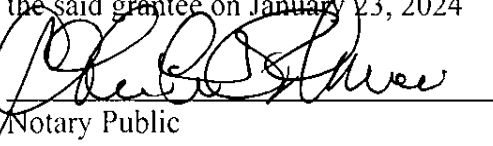
The grantee or their agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: January 23, 2024

Signature:


Grantee or Agent

Subscribed and Sworn to be me by
the said grantee on January 23, 2024


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 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 31-45 of the Illinois Real Estate Transfer Tax Act.)