

# UNOFFICIAL COPY

Doc#: 2409420200 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/3/2024 12:09 PM Pg: 1 of 4

Dec ID 20240301654320

**Quit Claim Deed**  
Individual to Trust

ILLINOIS

*Above space for recorder's use only.*

**THE GRANTOR, WILLIAM B. HIGGINS and LYNNE J. HIGGINS**, husband and wife, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto the **GRANTEE, WILLIAM HIGGINS and LYNNE HIGGINS**, as Trustees under the **WILLIAM HIGGINS AND LYNNE HIGGINS 2024 LIVING TRUST DATED FEBRUARY 27, 2024**, and any amendments or restatements thereto, situated at 411 Lathrop, Unit 4W, River Forest, Illinois 60305, all interest in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

***SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION***

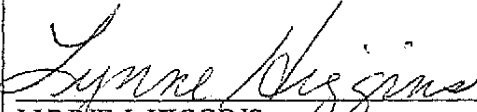
To Have and to Hold, the above granted premises unto the Said Grantee forever.

SUBJECT TO: General real estate taxes for 2023 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 15-12-219-043-1006

Address of Real Estate: 411 Lathrop, Unit 4W, River Forest, Illinois 60305

The date of this deed of conveyance is February 27, 2024.

  
\_\_\_\_\_  
LYNNE J. HIGGINS

  
\_\_\_\_\_  
WILLIAM B. HIGGINS

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

*Catherine Bayer*

# UNOFFICIAL COPY

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM B. HIGGINS and LYNNE J. HIGGINS are 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 act, for the uses and purposes therein set forth.



Given under my hand and official seal February 27, 2024.

(My Commission Expires 05/27/2025)

*David P. Buckley, Jr.*  
Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e.

February 27, 2024  
DATE

*William Higgins*  
SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by: David P. Buckley, Jr. Buckley Fine, LLC 201 S. Grove Avenue, 4 <sup>th</sup> Floor Barrington, IL 60010	Send subsequent tax bills to: William Higgins and Lynne Higgins, Trustees 411 Lathrop, Unit 4W River Forest, Illinois 60305	Recorder-mail recorded document to: David P. Buckley, Jr. Buckley Fine, LLC 201 S. Grove Avenue, 4 <sup>th</sup> Floor Barrington, IL 60010
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EXEMPTION APPROVED  
VILLAGE OF RIVER FOREST

*Catherine Boyer*

# UNOFFICIAL COPY

## *EXHIBIT "A" – LEGAL DESCRIPTION*

Permanent Real Estate Index Number: 15-12-219-043-1006

Address of Real Estate: 411 Lathrop, Unit 4W, River Forest, Illinois 60305

### PARCEL 1:

UNIT 411-4W IN THE WINDSOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17, 18, 19 AND 20 IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P7 AND P8 AND STORAGE 2B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED.

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST

*Catherine Boyer*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or other agent affirms that, to the best of other 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 27, 2024

Signature: *Lynne Higgins*  
Grantor or Agent

Subscribed and Sworn to before me  
this 27<sup>th</sup> day of February, 2024

*Kristin Schmid*  
NOTARY PUBLIC



The grantee or other 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 27, 2024

Signature: *Lynne Higgins*  
Grantee or Agent

Subscribed and Sworn to before me  
this 27<sup>th</sup> day of February, 2024

*Kristin Schmid*  
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 4 of the Illinois Real Estate Transfer Tax Act.)

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

*Catherine Bager*