

# UNOFFICIAL COPY



\*2410811007\*

## WARRANTY DEED ILLINOIS STATUTORY

Doc# 2410811007 Fee \$28.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/17/2024 11:16 AM

PAGE: 1 OF 5

### MAIL TO:

Sarah J. Chang, Esq.  
Thompson Coburn LLP  
55 East Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60602

THE GRANTOR, PATRICIA A. LAVALLEE, a widow, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto THE GRANTEE, PATRICIA A. LAVALLEE, not individually, but solely as TRUSTEE OF THE PATRICIA A. LAVALLEE REVOCABLE TRUST, and her successors in trust, of 1017 Central Avenue, Wilmette, Illinois 60091, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

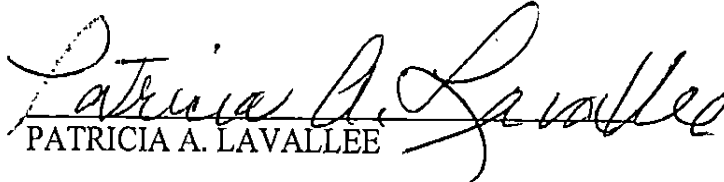
Permanent Index Number(s): 05-34-112-004-0000

Common Address of Real Estate: 1017 Central Avenue  
Wilmette, Illinois 60091

SUBJECT TO: Covenants, conditions, and restrictions of record and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2023 and subsequent years.

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

Dated this 22nd day of March, 2024.

  
PATRICIA A. LAVALLEE

#### REAL ESTATE TRANSFER TAX

17-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

05-34-112-004-0000

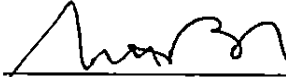
| 20240401674247 | 0-377-176-368

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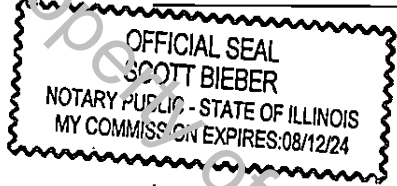
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

Before me, a Notary Public in and for said County and State, personally appeared PATRICIA A. LAVALLEE, a widow, who acknowledged that she did sign the foregoing instrument as her free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

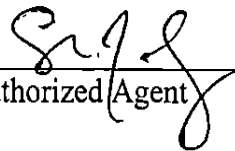
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22nd day of March, 2024.

  
\_\_\_\_\_  
Notary Public

My Commission Expires on: \_\_\_\_\_



This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).

  
\_\_\_\_\_                                    3/22/24  
Authorized Agent                                    Date

This instrument was prepared by:

SARAH J. CHANG, Esq.  
Thompson Coburn LLP  
55 East Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60603

Send subsequent tax bills to Taxpayer:

PATRICIA A. LAVALLEE, Trustee  
1017 Central Avenue  
Wilmette, Illinois 60091

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 5 IN BLOCK 19 IN GREENLEAF AND MORSE'S SUBDIVISION OF BLOCKS 12, 13, 15, 16, 19 AND 21 IN VILLAGE OF WILMETTE IN SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 05-34-112-004-0000

Common Address of Real Estate: 1017 Central Avenue  
Wilmette, Illinois 60091

Property of Cook County Clerk's Office

31892116.2

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Real Estate Transfer Tax  
**EXEMPT**

**Name of Buyer:**  
PATRICIA A. LAVALLEE TRUSTEE

Issue Date 4/17/2024

**Revenue Stamps:**

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	MG	2024-04-17	1017 CENTRAL AVE.

**Property Address:**  
1017 CENTRAL AVE.  
WILMETTE, IL 60091

Property of Cook County Clerk's Office

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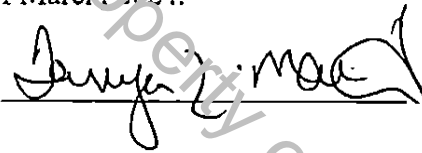
## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 22, 2024.

Signature:   
Grantor or Agent

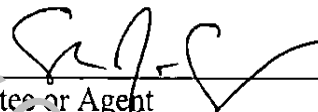
Subscribed and sworn to before me  
this 22<sup>nd</sup> day of March, 2024.

Notary Public 

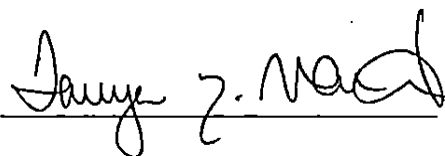


The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 22, 2024.

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
this 22<sup>nd</sup> day of March, 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 4 of the Illinois Real Estate Transfer Tax Act.)