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48426

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

**RONALD T. DEGER, JR. and
AUDREY KLEIN-DEGER,**

Husband and wife,

of the City of Wilmette,

State of Illinois, for and in

Consideration of Ten and

no/100 Dollars (\$10.00) in hand paid,

and other good and valuable consideration, CONVEY and WARRANT to

DANIEL J. ORI AND ANNE GAVIN ORI, husband and wife

3417 North Bosworth Avenue, Unit 1, Chicago, IL 60657

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

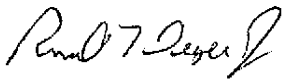
STREET ADDRESS: 2127 Birchwood Avenue, Wilmette, IL 60091

PIN: 05-33-107-011-0000


Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2023 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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, not as joint tenants, not as tenants in common, but as TENANTS BY THE ENTIRETY, forever.

DATED THIS 20 DAY OF MARCH, 2024.

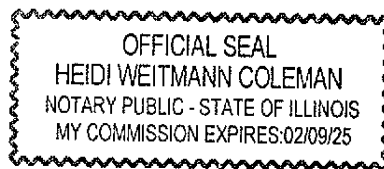


RONALD T. DEGER, JR.



AUDREY KLEIN-DEGER

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD T. DEGER, JR. and AUDREY KLEIN-DEGER, 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, this 20 day of March, 2024.


NOTARY PUBLIC

This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Daniel & Anne Ori

2127 Birchwood Avenue, Wilmette, IL 60091

Send Subsequent Tax Bills To:

Daniel J. Ori + Anne Gavin Ori

2127 Birchwood Ave, Wilmette, IL 60091



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Acuity Title Company, LLC
5215 Old Orchard Road, Suite 440
Skokie, IL 60077
Phone: (847)257-8000 | Fax: (847)296-7890

Commitment for Title Insurance
Illinois – 2021 v.01.00 (07-01-2021)

EXHIBIT A

**Address Given: 2127 Birchwood Avenue
Wilmette, IL 60091**

Permanent Index No.: 05-33-107-011-0000

The land referred to in this commitment is described as follows:

THE WEST 17.87 FEET OF THE NORTH 187.32 FEET OF LOT 9 AND THE EAST 25.74 FEET OF THE NORTH 187.32 FEET OF LOT 10 IN BRAUN'S SUBDIVISION OF THE WEST 8 ACRES OF THE EAST 16 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF GROSS POINT IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Advocus National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Name of Buyer:
 ANNE GAVIN ORI
 DANIEL J. ORI

Real Estate Transfer Tax
\$4,170.00

Property Address:
 2127 BIRCHWOOD AVE.
 WILMETTE, IL 60091

Issue Date 4/8/2024

Revenue Stamps

Village of Wilmette	\$1,000.00	Qty <input type="text" value="4"/>	=	\$4,000.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$400.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$200.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$90.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$70.00	Qty <input type="text" value="1"/>	=	\$70.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$50.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$30.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$20.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$1.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$500.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$300.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$100.00	Qty <input type="text" value="1"/>	=	\$100.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$80.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$60.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$40.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$25.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$10.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

Village of Wilmette	\$5,000.00	Qty <input type="text" value="0"/>	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-08	2127 BIRCHWOOD AVE.	

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX



COUNTY:	695.00
ILLINOIS:	1,390.00
TOTAL:	2,085.00

15-Apr-2024

05-33-107-011-0000

20240401674630

1-222-442-544