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This Transaction Exempt Pursuant
to Real Estate Transfer Tax Law
Section 31-45, Paragraph e,
and Cook County Ordinance 95104.



Doc# 2412909044 Fee \$88.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 5/8/2024 3:16 PM

PAGE: 1 OF 3

DATE: April 16, 2024
SIGNED: Robert Fiedler

WARRANTY DEED (Individuals to Trust)

THE GRANTORS, ROBERT FIEDLER and COLLEEN FIEDLER, his wife, of the Village of Lemont, County of Cook, State of Illinois, for the consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ROBERT FIEDLER and COLLEEN FIEDLER, husband and wife, as Co-Trustees of the FIEDLER FAMILY TRUST u/a/d April 16, 2024, of which ROBERT FIEDLER and COLLEEN FIEDLER are the primary beneficiaries of said beneficial interest, to be held as tenants by the entirety, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 1032 Coach Ln., Lemont, IL 60439, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT FORTY IN CARRIAGE RIDGE ESTATES, BEING A SUBDIVISION IN PART OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 22-21-413-006-0000.

DATED this 16 day of April, 2024.

Robert Fiedler
ROBERT FIEDLER

Colleen Fiedler
COLLEEN FIEDLER

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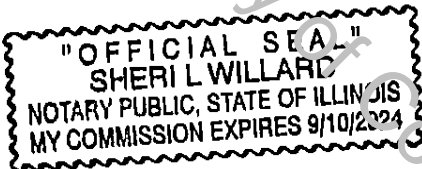
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROERT FIEDLER and COLLEN FIEDLER, his wife, 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 purposes therein set forth.

GIVEN under my hand and Notary Seal this 16 day of April, 2024.

Commission Expires:

Sheri Willard
NOTARY PUBLIC



Address of Property:
1032 Coach Ln.
Lemont, IL 60439

(Mail to):
This instrument prepared by:
Sheri Willard
HAHN LOESER & PARKS LLP
200 W. Madison Street #2700
Chicago, Illinois 60606

Send Subsequent Tax Bills To:
ROBERT FIEDLER, Co-Trustee
COLLEEN FIEDLER, Co-Trustee
1032 Coach Ln.
Lemont, IL 60439

REAL ESTATE TRANSFER TAX		08-May-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
22-21-413-006-0000		[20240501698202 0-003-225-904

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 19 | 20 24

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Tina Miroballi

By the said (Name of Grantor): Elizabeth Zinanni

On this date of: 4 | 19 | 20 24

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"
TINA M MIROBALLI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/10/2024

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 19 | 20 24

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Tina Miroballi

By the said (Name of Grantee): Elizabeth Zinanni

On this date of: 4 | 19 | 20 24

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"
TINA M MIROBALLI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/10/2024

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**