

UNOFFICIAL COPY

Doc#: 2422902135 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/16/2024 11:11 AM Pg: 1 of 3

WARRANTY DEED IN TRUST

Dec ID 20240801676182

THE GRANTORS, Danielle P. Vitogiannes, married to Nicholas H. Vitogiannes; of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, **CONVEY and WARRANT:** an undivided one-half (1/2) interest to **Nicholas H. Vitogiannes, or his successor(s), Trustee under the Nicholas H. Vitogiannes Trust dated August 8, 2024,** of which **Nicholas H. Vitogiannes** is the primary beneficiary, of 706 S. Noah Terrace, Mount Prospect, IL 60056, and an undivided one-half (1/2) interest to **Danielle P. Vitogiannes, or her successor(s), Trustee under the Danielle P. Vitogiannes Trust dated August 8, 2024,** of which **Danielle P. Vitogiannes** is the primary beneficiary, of 706 S. Noah Terrace, Mount Prospect, IL 60056, said beneficial interests to be held as tenants by the entirety, Grantees, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

LOT 13 IN ST. CECELIA SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 2 AND PART OF LOTS 3 AND 6 IN MEIER BROTHERS SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTIONS 10 AND 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT FILED DECEMBER 26, 1978, AS DOCUMENT NO. LR3067889, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **08-10-306-013-0000**

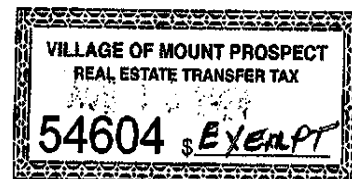
Address of Real Estate: **706 S. Noah Terrace, Mount Prospect, IL 60056**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** Covenants, conditions, and restrictions of record, and to General Taxes for 2023 and subsequent years.

Dated this 8th day of August, 2024.



Danielle P. Vitogiannes




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As Grantee, **Nicholas H. Vitogiannes**, as trustee under the provisions of the **Nicholas H. Vitogiannes Trust dated August 8, 2024** hereby acknowledges and accepts this conveyance into the said trust.



Nicholas H. Vitogiannes, Trustee

As Grantee, **Danielle P. Vitogiannes**, as trustee under the provisions of the **Danielle P. Vitogiannes Trust dated August 8, 2024** hereby acknowledges and accepts this conveyance into the said trust.



Danielle P. Vitogiannes, Trustee

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 **Danielle P. Vitogiannes** and **Nicholas H. Vitogiannes** 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of August, 2024.


Notary Public

This instrument was prepared by and when recorded mail to: Mary Anne Frank; Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: Nicholas H. Vitogiannes and Danielle P. Vitogiannes, Trustees; 706 S. Noah Terrace, Mount Prospect, IL 60056

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

8/8/24 
DATE REPRESENTATIVE

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AFFIDAVIT

STATEMENT BY GRANTOR AND GRANTEE

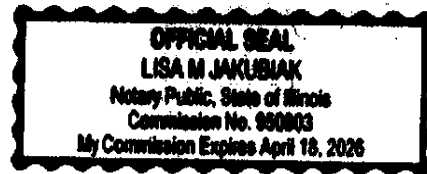
The grantor or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: August 8, 2024

Signature: *Ali*
Agent

Subscribed and sworn to before me by the said Agent this 8th day of August, 2024.

Lisa M Jakubiak
Notary Public



The grantee or his/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: August 8, 2024.

Signature: *Ali*
Agent

Subscribed and sworn to before me by the said Agent this 8th day of August, 2024.

Lisa M Jakubiak
Notary Public

