

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 1125219019 Fee: \$68.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2011 11:11 AM Pg: 1 of 4

Rec 3rd 77270127

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

55807123 - 102794

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THE GRANTORS, Robert E. Lehner and Catherine A. Lehner, husband and wife of the Village of Inverness, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ROBERT E. LEHNER and CATHERINE A. LEHNER, Trustees of THE LEHNER 2005 FAMILY TRUST, under declaration of Trust dated December 5, 2005 of 863, as sole owner, of the Village of Inverness, State of Illinois.

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

\*grantee address: 863 chimney rock, Inverness, IL 60067  
LOT 54 IN BONNY GLEN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

See exhibit "A" attached for certificate of Trust.

SUBJECT TO: General Taxes for the second half of 2010 and subsequent years and covenants, conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number (s): 02-29-113-054-0000

Address of Real Estate: 863 Chimney Rock, Inverness, IL 60067

Dated this 17th day of August, 2011

Robert E. Lehner  
Robert E. Lehner

Catherine A. Lehner  
Catherine A. Lehner

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph E"	
Section 4, Real Estate Transfer Tax Act	
8/30/2011	<u>[Signature]</u>
Date	Buyer, Seller or Representative

S [Signature]  
P [Signature]  
S [Signature]  
M [Signature]  
SC [Signature]  
E [Signature]  
INT [Signature]

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert E. Lehner and Catherine A. Lehner, husband and 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of August, 2011.



*Fred L. Everett* (Notary Public)

Prepared By: Arthur L. Evans  
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.  
130 S. Jefferson Street, Suite 350  
Chicago, Illinois 60661

~~Mail to: Robert E. Lehner  
863 Chimney Rock  
Inverness, IL 60067~~

Name & Address of Taxpayer: Robert E. Lehner  
863 Chimney Rock  
Inverness, IL 60067

Of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his 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 8-17-, 2011.

Signature: Robert E. Lehner  
Grantor or Agent Robert E. Lehner

Signature: Catherine A. Lehner  
Grantor or Agent Catherine A. Lehner

Subscribed and sworn to before me Fred L. Everett  
by the said, Robert E. Lehner / Catherine A. Lehner  
this 17th day of August, 2011.

Notary Public: [Signature]



The GRANTEE or his agent affirms that, to the best of his 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.

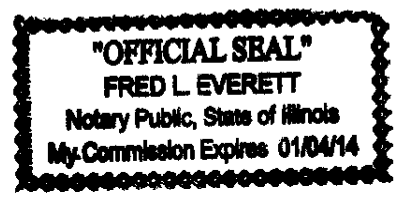
Dated 8-17-, 2011.

Signature: Robert E. Lehner  
Grantee or Agent Robert E. Lehner

Signature: Catherine A. Lehner  
Grantee or Agent Catherine A. Lehner

Subscribed and sworn to before me Fred L. Everett  
by the said, Robert E. Lehner / Catherine A. Lehner, Trustees  
this 17th day of August, 2011.

Notary Public: [Signature]



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 Will County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Prepared by:  
Title Source  
1450 Long Lake Rd. Suite 400  
Troy, MI 48098

EXHIBIT A

## CERTIFICATION OF TRUST

I/We **Robert E. Lehner and Catherine A. Lehner**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Lehner 2005 Family Trust** is currently in existence and was created on **December 5, 2005**
2. The trust was established by: **Robert E. Lehner and Catherine A. Lehner**
3. The current trustee(s) of the trust is/are: **Robert E. Lehner and Catherine A. Lehner**
4. The power(s) granted to the trustee(s) include:
  - The power to sell, convey and exchange the real property which is the subject of this transaction.  Yes \_\_\_ No
  - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust.  Yes \_\_\_ No.
5. The trust is **Revocable** and is revocable by the following party(ies):  
**Robert E. Lehner and Catherine A. Lehner**
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4 if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:  
**Robert E. Lehner and Catherine A. Lehner**
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) **1273**
8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Robert E. Lehner  
Robert E. Lehner

Catherine A. Lehner  
Catherine A. Lehner

Date: 8-17-2011

Date: 8-17-2011

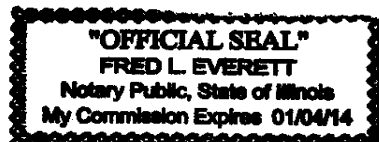
STATE OF IL )  
) ss.

COUNTY OF COOK )

On 8-17-2011, before me personally appeared **Robert E. Lehner and Catherine A. Lehner**, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

[Signature]  
Notary Signature

County, COOK  
My commission expires 1-4-2014



\*U02124721\*