

UNOFFICIAL COPY



Doc#: 1232549009 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2012 09:57 AM Pg: 1 of 4

**WARRANTY
DEED**

MAIL TO:

Russel G. Robinson
Robinson Payne LLC
2800 W. Higgins Road,
Suite 160
Hoffman Estates, IL 60169

TAXPAYER NAME & ADDRESS:

Richard A. Noble, Trustee
Janet L. Noble, Trustee
923 Clarion Court
Inverness, Illinois 60010

THE GRANTORS, RICHARD A. NOBLE AND JANET L. NOBLE, husband and wife, of the Village of Inverness, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to RICHARD A. NOBLE AND JANET L. NOBLE, AS TRUSTEES OF THE RICHARD A. NOBLE 2012 TRUST, U/T/A DATED November 14, 2012, of 923 Clarion Court, Inverness, Illinois, 60010, as to an un-divided one percent (1%) interest, and JANET L. NOBLE AND RICHARD A. NOBLE, AS TRUSTEES OF THE JANET L. NOBLE 2012 TRUST, U/T/A DATED November 14, 2012, of 923 Clarion Court, Inverness, Illinois, 60010, as to an un-divided ninety nine percent (99%) interest, both of which RICHARD A. NOBLE and JANET L. NOBLE are primary beneficiaries, SAID BENEFICIAL INTERESTS TO BE HELD AS TENANCY BY THE ENTIRETY, the following described real estate situated in the County of Cook, , State of Illinois, to wit:

UNIT 43 IN THE ESTATES AT INVERNESS RIDGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN THE ESTATE AT INVERNESS RIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NO. 00101292526; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002 AS DOCUMENT NO. 0021080525, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exempt under provisions of Sec. 31 – 45(e) of the Real Estate Transfer Tax Law.

Date: November 14, 2012

Richard A. Noble
Richard A. Noble

Permanent Real Estate Index Number: 01-24-100-056-1049

Address of Real Estate: 923 Clarion Court, Inverness, Illinois 60010

Subject to the terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof. Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, 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 forever.

DATED the 14 day of NOVEMBER, 2012.

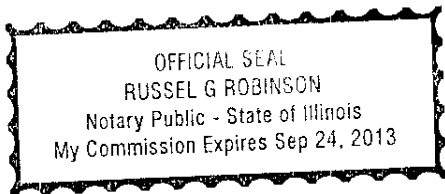
Richard A. Noble
Richard A. Noble

Janet L. Noble
Janet L. Noble

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RICHARD A. NOBLE and JANET L. NOBLE who [] each produced _____ as identification or [x] are 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 under oath, acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of NOVEMBER, 2012.



Notary Public

This instrument was prepared by: Russel G. Robinson, Esq., Robinson Payne LLC, 2800 W. Higgins Road Suite 160, Hoffman Estates, Illinois 60169

UNOFFICIAL COPY

RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

UNOFFICIAL COPY

GRANTOR/GRANTEE STATEMENT

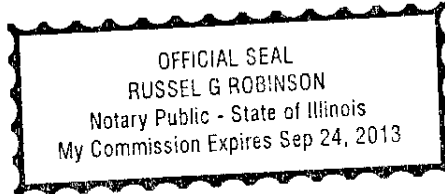
The Grantor or its Agent affirms that, to the best of its knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 14, 2012

Janet Noble
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTOR
this 14 day of NOVEMBER 2012.

[Signature]
Notary Public



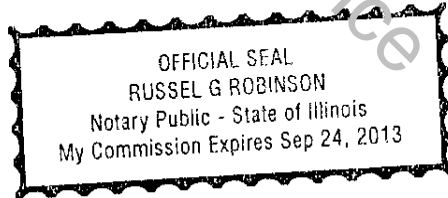
The Grantee or its Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 14, 2012

Janet Noble, Trustee
Grantee or Agent

Subscribed and sworn to before me
by the said GRANTEE
this 14 day of NOVEMBER 2012.

[Signature]
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.)