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WARRANTY DEED
IN TRUST



14126170200

Doc#: 1412617020 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2014 02:24 PM Pg: 1 of 4

THE GRANTORS

Michael T. Felix and
Bethany H. Felix,
husband and wife

Above Space for Recorder's Use Only

of the County of **COOK** and State of **ILLINOIS** for and in consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** an undivided 100% interest to:

Michael T. Felix and Bethany H. Felix, husband and wife, as Co-Trustees of the provisions of a declaration of trust dated December 21, 2004, and known as the Michael and Bethany Felix Living Trust, of which Michael T. Felix and Bethany H. Felix are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety.

(address of Grantee: **127 Duntrune Lane, Inverness, IL 60067**)

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

(See attached "SCHEDULE A" for Legal Description)

Permanent Index Number (PIN): **02-16-309-018-1003** ✓
Address(es) of Real Estate: **127 Duntrune Lane, Inverness, IL 60067**
Address(es) of Grantors: **127 Duntrune Lane, Inverness, IL 60067**

This Deed was prepared without the benefit of title examination. No warranty or guarantee of any kind whatsoever is made by the preparer as to the state of the title of the property which is described in this deed.

Subject to covenants, conditions, restrictions and easements of records, 2013 real estate taxes and subsequent years;

With full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate on the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The attached transaction is exempt under the provisions of paragraph 4 of section 4 of the real estate transfer act.

Signature

4/21/14
Date

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PLEASE

X

Michael T. Felix

X

Bethany H. Felix

PRINT OR

Michael T. FelixBethany H. Felix

TYPE NAMES

BELOW

Date:

April 11, 2014State of **Illinois**

)

) ss

County of **DuPage**

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **Michael T. Felix** and **Bethany H. Felix**, personally known to me to be the same person(s) whose name(s) 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 11 day of April, 2014.

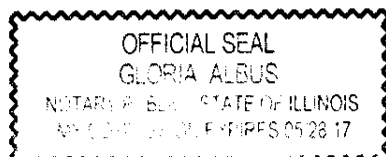
Commission expires

5/28

, 17

Gloria Albus

NOTARY PUBLIC



(SEAL)

This instrument prepared by: William A. Deitch, 600 West Roosevelt Road, #A-1, Wheaton, IL 60187

MAIL TO:

The Estate Planning Law Group
600 West Roosevelt Road, Suite A-1
Wheaton, IL 60187
630-871-8778

SEND SUBSEQUENT TAX BILLS TO:

Michael T. Felix and Bethany H. Felix, Trustees
127 Duntrune Lane
Inverness, IL 60067

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SCHEDULE A

Unit No. 102, in Inverness on the Ponds Townhome Condominium as delineated on the Survey of a portion of the following described real estate: Inverness on the Ponds Unit 2, being a Subdivision of part of Lot 11 in School Trustees Subdivision of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1985 as Document No. 85-198886 in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership made by First Illinois Bank of Wilmette, as Trustee under Trust Agreement dated April 15, 1985 and known as Trust Number TWB-0372, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on February 13, 1986 as Document No. 86-063691 together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said Declaration as same are filed of record, pursuant to said Declaration and together with additional common elements as such amendments to said Declaration, are filed of record in the percentages set forth in such amendments to said Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby.

Recorder 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 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 4/11, 2014

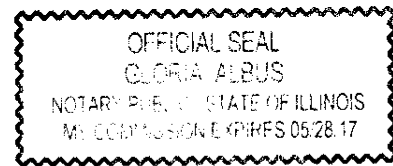
Signature Michael T. Jely

Subscribed and sworn to before me

by the said NOTARY

this 11th day of April, 2014

Gloria Albus
Notary Public



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 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.

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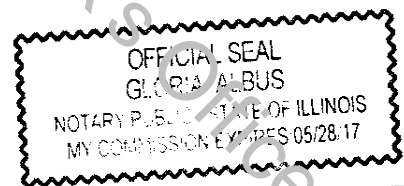
Signature Bethany H. Jely

Subscribed and sworn to before me

by the said NOTARY

this 11th day of April, 2014

Gloria Albus
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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)