

WARRANTY DEED
IN TRUST

THE GRANTORS

Kevin R. Osborn and
Beth A. Osborn,
husband and wife



Doc# 1703429113 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/03/2017 03:45 PM PG: 1 OF 4

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:

Kevin R. Osborn, Trustee, or his successors in interest, of the Kevin R. Osborn Trust Agreement dated December 29, 2008, and any amendments thereto

(address of Grantee: 250 Columbia Avenue, Des Plaines, IL 60016)

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): 09-18-105-014-0000

Address(es) of Real Estate: 250 Columbia Avenue, Des Plaines, IL 60016

Address(es) of Grantors: 250 Columbia Avenue, Des Plaines, IL 60016

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, 2015 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.

Exempt deed or instrument
eligible for recordation
without payment of tax.

The attached transaction is exempt under the provisions of paragraph 2 of section 4 of the real estate transfer act.

[Signature]
Signature
City of Des Plaines

11/16/2016
Date

S y
P 4 GG
S M
M N
SC y
E y
INT D.1

UNOFFICIAL COPY

PLEASE X Kevin R. Osborn

PRINT OR Kevin R. Osborn

Beth A. Osborn
Beth A. Osborn

TYPE NAMES
BELOW

Date: **November 2, 2016**

State of **Illinois**)
) ss
County of **DuPage**)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **Kevin R. Osborn** and **Beth A. Osborn**, 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 2nd day of November, 2016.

Commission expires December 1, 2016 Stephanie Rath
NOTARY PUBLIC



This instrument prepared by: Kirsten L. Izatt, 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:

Kevin and Beth Osborn
250 Columbia Avenue
Des Plaines, IL 60016

UNOFFICIAL COPY

SCHEDULE A

LOT 14 IN BLOCK 17 IN BRANIGER'S CUMBERLAND TERRACE, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

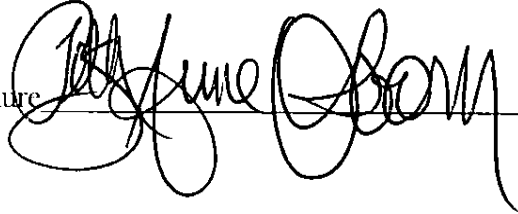
UNOFFICIAL COPY

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 November 2, 2016

Signature



Subscribed and sworn to before me

by the said Beth Anne Osborn

this 2nd day of November, 2016

Stephanie Rath
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.

Dated November 2, 2016

Signature



Subscribed and sworn to before me

by the said Kevin R. Osborn

this 2nd day of November, 2016

Stephanie Rath
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.)