

UNOFFICIAL COPY



18080491090

Quit Claim Deed
Individual to Trust

ILLINOIS

Doc# 1808049109 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 03:12 PM PG: 1 OF 3

Above space for recorder's use only.

THE GRANTOR, DAWN R. NIXON, as Trustee of the **DAWN R. NIXON REVOCABLE TRUST DATED MARCH 22, 2010**, of the Village of South Barrington, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** unto the **GRANTEES, DAWN R. NIXON and MARTIN R. NIXON**, as Trustees under the **DAWN R. NIXON 2017 LIVING TRUST DATED OCTOBER 26, 2017**, sitused at 34 Watergate, South Barrington, Illinois 60010, all interest in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

LOT 95 IN THE COVES OF SOUTH BARRINGTON UNIT 3, BEING A SUBDIVISION IN SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

To Have and to Hold, the above granted premises unto the Said Grantee forever.

SUBJECT TO: General real estate taxes for 2016 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 01-27-401-012-0000

Address of Real Estate: 34 Watergate, South Barrington, IL 60010

The date of this deed of conveyance is 12/19, 2017.



DAWN R. NIXON, Trustee

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The transfer of the above described real property is acknowledged and accepted by the trustees of the DAWN R. NIXON 2017 LIVING TRUST DATED OCTOBER 26, 2017, and the MARTIN R. NIXON 2017 LIVING TRUST DATED OCTOBER 26, 2017, this 19th day of Dec, 2017.


DAWN R. NIXON, Trustee


MARTIN R. NIXON, Trustee

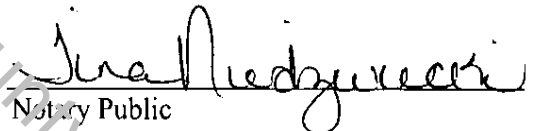
State of Illinois)
County of Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DAWN R. NIXON** and **MARTIN R. NIXON** are personally known to me to be the same person 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.



Given under my hand and official seal Dec. 19, 2017.

(My Commission Expires 8/10/20)


Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e.

12/19/17
DATE


SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by: Andrew J. Kelleher, Jr. Kelleher & Buckley, LLC 102 S. Wynstone Park Drive North Barrington, IL 60010	Send subsequent tax bills to: Dawn R. Nixon and Martin R. Nixon, Trustees 34 Watergate South Barrington, IL 60010	Recorder-mail recorded document to: Andrew J. Kelleher, Jr. Kelleher & Buckley, LLC 102 S. Wynstone Park Drive North Barrington, IL 60010
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/19, 2017 Signature: *Dawn R. Nixon*
Dawn R. Nixon, Trustee

Subscribed and sworn to before me
this 19th day of Dec., 2017

Tina Niedzwiecki
NOTARY PUBLIC



The grantee or his/her 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 his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/19, 2017 Signature: *Dawn R. Nixon*
Dawn R. Nixon, Trustee
Martin R. Nixon
Martin R. Nixon, Trustee

Subscribed and Sworn to before me
this 19th day of Dec., 2017

Tina Niedzwiecki
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.)