

UNOFFICIAL COPY

Warranty Deed Statutory (Illinois)

Doc#: 1824049095 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2018 11:29 AM Pg: 1 of 8

Dec ID 20180801656813

Mail to:

Robert and Cynthia Frenzer
1166 North Beverly Ln.
Arlington Heights, IL 60004

Name and Address of Taxpayer:

Robert and Cynthia Frenzer
1166 North Beverly Ln.
Arlington Heights, IL 60004

THE GRANTORS, ROBERT E. FRENZER and CYNTHIA M. FRENZER, husband and wife, of the City Arlington Heights, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ROBERT E. FRENZER, trustee of the ROBERT E. FRENZER TRUST, dated November 20, 2008, and CYNTHIA M. FRENZER, trustee of the CYNTHIA M. FRENZER TRUST, dated November 20, 2008, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 IN BLOCK 2 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1408517, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

03-20-412-017

Address of Real Estate:

1166 North Beverly Lane, Arlington Heights, IL 60004

SUBJECT TO: SEE REVERSE

Dated this 18th day of July, 2018


ROBERT E. FRENZER


CYNTHIA M. FRENZER

UNOFFICIAL COPY

STATE OF ILLINOIS)

) ss

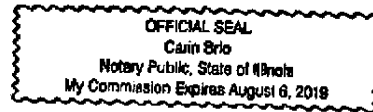
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT E. FRENZER and CYNTHIA M. FRENZER, 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 18th day of July, 2018.

Carin Brio
Notary Public

My commission expires on August 6, 2019.



COOK COUNTY - ILLINOIS TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER LAW
DATE: 7/18/18

Carin Brio
Buyer, Seller or Representative

Prepared by:
Law Office of Carin Brio, P.C.
509 E. Kimball Avenue
Woodstock, IL 60098

SUBJECT TO:

- (1) Public and utility easements which do not underlie the existing improvements and road and highways, if any.
- (2) Covenants, conditions and restrictions of record, provided they are not violated by the existing improvements or the present use thereof and provided further that they do not contain a reverter or right of re-entry.
- (3) Zoning and building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof.
- (4) Drainage ditches, feeders and laterals, if any.
- (5) General real estate taxes not yet due.

UNOFFICIAL COPY

CERTIFICATION OF TRUST

The undersigned declares under penalty of perjury under the laws of the State of Illinois that the following is true and correct:

1. The Trust known as the CYNTHIA M. FRENZER TRUST dated November 20, 2008, is a valid and existing trust.


The name of the settlor of the Trust is Cynthia M. Frenzer.
The name of the currently acting Trustee is Cynthia M. Frenzer.

2. The trustee of the Trust has the following powers:

Power to acquire additional property;
Power to sell and execute deeds;
Power to encumber and execute deeds of trust.

3. The trust is revocable.
4. The number of trustees who must sign documents in order to exercise the powers of the Trust is one (1), whose name is Cynthia M. Frenzer.
5. Title to Trust assets is to be taken as follows: Cynthia M. Frenzer, as Trustee, or his successors in trust, under the CYNTHIA M. FRENZER TRUST dated November 20, 2008, and any amendments thereto.
6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. Cynthia M. Frenzer is currently the acting Trustee.
8. I, the undersigned, am the settlor of the Trust.
9. I understand that I may be required to provide copies of excerpts of the original Trust documents which designate the Trustee and confer the power to act in the pending transaction.

Dated: July 18, 2018



Cynthia M. Frenzer, Trustee of the CYNTHIA M.
FRENZER TRUST dated November 20, 2008 (Seal)

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT CYNTHIA M. FRENZER personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that CYNTHIA M. FRENZER signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 18th day of July, 2018.

Carin Brio

 Notary Public

My commission expires on August 6, 2019.



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: July 18, 2018

SIGNATURE: Cynthia M. Frenzer
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

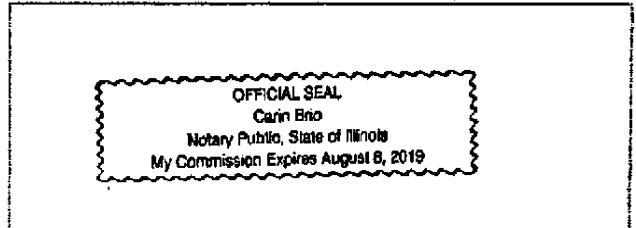
Carin Brio

By the said (Name of Grantor): Cynthia M. Frenzer

On this date of: July 18, 2018

NOTARY SIGNATURE: Carin Brio

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: July 18, 2018

SIGNATURE: Cynthia M. Frenzer
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses of a GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

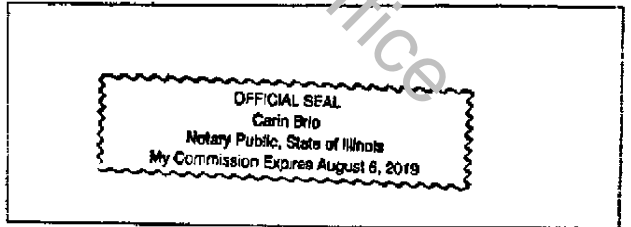
Carin Brio

By the said (Name of Grantee): Cynthia M. Frenzer, Trustee

On this date of: July 18, 2018

NOTARY SIGNATURE: Carin Brio

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

UNOFFICIAL COPY

CERTIFICATION OF TRUST

The undersigned declares under penalty of perjury under the laws of the State of Illinois that the following is true and correct:

1. The Trust known as the ROBERT E. FRENZER TRUST dated November 20, 2008, is a valid and existing trust.

The name of the settlor of the Trust is Robert E. Frenzer.

The name of the currently acting Trustee is Robert E. Frenzer.

2. The trustee of the Trust has the following powers:

Power to acquire additional property;

Power to sell and execute deeds;

Power to encumber and execute deeds of trust.

3. The trust is revocable.
4. The number of trustees who must sign documents in order to exercise the powers of the Trust is one (1), whose name is Robert E. Frenzer.
5. Title to Trust assets is to be taken as follows: Robert E. Frenzer, as Trustee, or his successors in trust, under the ROBERT E. FRENZER TRUST dated November 20, 2008, and any amendments thereto.
6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. Robert E. Frenzer is currently the acting Trustee.
8. I, the undersigned, am the settlor of the Trust.
9. I understand that I may be required to provide copies of excerpts of the original Trust documents which designate the Trustee and confer the power to act in the pending transaction.

Dated: July 18, 2018

 (Seal)

Robert E. Frenzer, Trustee of the ROBERT E.
FRENZER TRUST dated November 20, 2008

UNOFFICIAL COPY

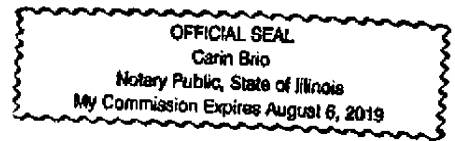
STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT ROBERT E. FRENZER personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ROBERT E. FRENZER signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 18th day of July, 2018.

Carin Brio
 Notary Public

My commission expires on August 6, 2019.



Property of Cook County Clerk's Office

UNOFFICIAL COPY**GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE**

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 2-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: July 18, 2018

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Robert E. FrenzerOn this date of: July 18, 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW**GRANTEE SECTION**

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: July 18, 2018

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Robert E. Frenzer, TrusteeOn this date of: July 18, 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW**CRIMINAL LIABILITY NOTICE**

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016