

UNOFFICIAL COPY

WARRANTY DEED  
IN TRUST



\*1833713056\*

MAIL DEED TO:  
THOMAS KOSHY  
AND OMANA THOMAS  
4545 W. Touhy, Unit 115  
Lincolnwood, IL 60712

Doc# 1833713056 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2018 03:02 PM PG: 1 OF 4

MAIL TAX BILLS TO:  
THOMAS KOSHY  
AND OMANA THOMAS  
4545 W. Touhy, Unit 115  
Lincolnwood, IL 60712

THE GRANTOR(S) THOMAS KOSHY AND OMANA THOMAS, HUSBAND AND WIFE, OF 4545 W. Touhy, Unit 115, Lincolnwood, IL 60712 in consideration of TEN DOLLARS AND 00/00 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THOMAS KOSHY AND OMANA THOMAS , AS TRUSTEES OF THE THOMAS KOSHY AND OMANA THOMAS TRUST DATED NOVEMBER 19, 2018, 4545 W. Touhy, Unit 115, Lincolnwood, IL 60712 AS TENANTS BY THE ENTIRETY, in the County of Cook and, State of Illinois, all interests in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL ATTACHED

Permanent Index Number(s): 10-34-102-026-1086

Property Address: 4545 W. Touhy, Unit 115, Lincolnwood, IL 60712

Hereby releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record, and for general taxes for tax year 2018 and subsequent years.

DATED THIS 19th DAY OF NOVEMBER, 2018

X Thomas Koshy  
THOMAS KOSHY

X Omara Thomas  
OMANA THOMAS

RW

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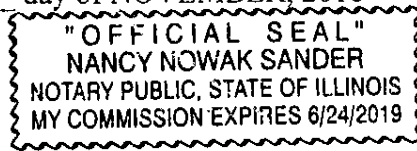
WARRANTY DEED  
IN TRUST

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that THOMAS KOSHY and OMANA THOMAS is/are 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 instrument as of their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19<sup>th</sup> day of NOVEMBER, 2018

Nancy Nowak Sander  
NOTARY PUBLIC



My commission expires:

THOMAS KOSHY AND OMANA THOMAS ACCEPT THE TRUSTEESHIP OF THIS PROPERTY INTO THE THOMAS KOSHY AND OMANA THOMAS TRUST DATED NOVEMBER 19, 2018. THOMAS KOSHY AND OMANA THOMAS, TRUSTEES.

Thomas Koshy  
THOMAS KOSHY

Omama Thomas  
OMANA THOMAS

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 4, SECTION E OF THE REAL ESTATE TRANSFER ACT.

Shawesley  
GRANTOR OR AGENT

NAME and ADDRESS OF PREPARER:  
NANCY NOWAK SANDER  
SANDER LAW OFFICES  
8532 SCHOOL STREET  
CHICAGO, IL 60053  
847-965-4852

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## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT NO. 115 IN BARCLAY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF BLOCK 1 IN GREENLEAF AVENUE ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION OF ALL OF BLOCK 5 AND THOSE PARTS OF BLOCKS 2, 3 AND 6 IN CLARK'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 135.0 FEET EASTERLY OF (AT RIGHT ANGLES MEASUREMENTS) THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, EXCEPTING THEREFROM THAT PART OF THE LAND LYING WITHIN THE HORIZONTAL LIMITS OF AN EXISTING CONCRETE DECK WITH TWO LOWER LEVEL PARKING GARAGES, AS SHOWN ON SHEET 1 OF 10 OF EXHIBIT E TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BARCLAY PLACE CONDOMINIUM, PROJECTED UPWARD, HAVING A LOWER (BOTTOM) VERTICAL ELEVATION OF +616.00 (U.S.G.S.), HAVING AN UPPER (TOP) VERTICAL ELEVATION OF +709.74 (U.S.G.S.), ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #90631414 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 296 AND 297, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 90631414, AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 4545 W. Touhy Ave., Unit 115, Lincolnwood, IL 60712

PERMANENT INDEX NUMBER: 10-34-102-026-1086

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

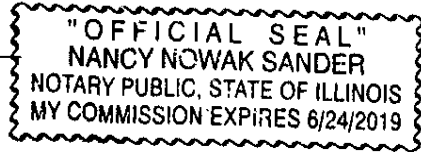
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11/19/2018

Signature of Grantor or Agent: *Shawesly*

Subscribed and sworn to before me this 19th day of November, 2018.

*Nancy Nowak Sander*  
Notary Public



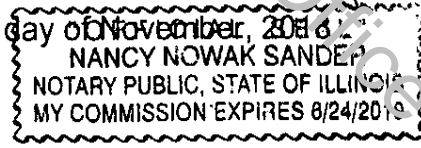
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11/19/2018

Signature of Grantor or Agent: *Shawesly*

Subscribed and sworn to before me this 19th day of November, 2018.

*Nancy Nowak Sander*  
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.]