

UNOFFICIAL COPY

WARRANTY DEED
INTO TRUST-
TENANCY BY ENTIRETY



Doc# 1911655063 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2019 11:43 AM PG: 1 OF 4

MAIL TO:

James C. Siebert, Esq.
3325 N. Arlington Heights Rd.
Suite 500
Arlington Heights, IL 60004

NAME & ADDRESS OF TAXPAYER:

JAMES W. SIKORA, Co-Trustee
REGINA SIKORA, Co-Trustee
JAMES R. SIKORA, Co-Trustee
The Sikora Family Trust
1959 Stillwater Road
Arlington Heights, IL 60004

THE GRANTOR(S), **JAMES W. SIKORA** and **REGINA SIKORA**, each in his or her own right and as husband and wife, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S) **JAMES W. SIKORA** and **REGINA SIKORA**, husband and wife, and **JAMES R. SIKORA**, each as **CO-TRUSTEES of THE SIKORA FAMILY TRUST DATED MARCH 25, 2019**, executed on March 25, 2019, (hereinafter referred to as "said Trustee," regardless of the number of Trustees or Co-Trustees), of which trust **JAMES W. SIKORA** and **REGINA SIKORA**, husband and wife, are both the settlors and primary beneficiaries, and unto each and every successor Trustee, successor Co-Trustee, or Trustees under said trust agreement, said beneficial interests of said husband and wife to the homestead property to be held as tenants by the entirety, the following described real estate:

UNIT 14-6 IN COUNTRY HOMES AT LAKE ARLINGTON TOWNE, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: PART OF LOT 1 IN LAKE ARLINGTON TOWNE UNIT 1. BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 87345183 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 87157828, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 03-16-411-008-1092

Property Address: 1959 Stillwater Road, Arlington Heights, IL 60004

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.


This deed is made to said Co-Trustees, said Co-Trustees or their successor Co-Trustee(s) or Trustee(s) shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of the homestead property held in tenancy by the entirety, and any such execution shall be considered as being executed by the Grantor or Settlor for purposes of 765 ILCS 1005/1(c), or other appropriate statute, without further showing of authority than this deed. All grantees of the Co-Trustees or Trustee(s) are lawfully entitled to rely on this power to convey without further inquiry into the power of the Co-Trustees or Trustee(s) unless the Grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Co-Trustees or Trustee(s) in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Co-Trustees or Trustee(s), or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, mortgage, lease, or other instrument executed by said Co-Trustees or Trustee(s) in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument: (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is/are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Dated this 25th day of March, 2019.



 JAMES W. SIKORA



 REGINA SIKORA

REAL ESTATE TRANSFER TAX

26-Apr-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-16-411-008-1092

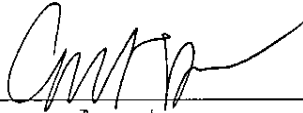
| 20190401639981 | 1-790-412-704

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STATEMENT BY GRANTOR AND GRANTEE

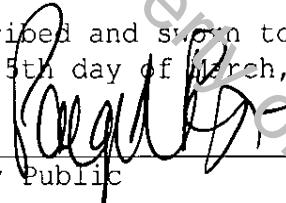
The Grantor or the Grantor's agent affirms that, to the best of his or her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or 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: March 25, 2019

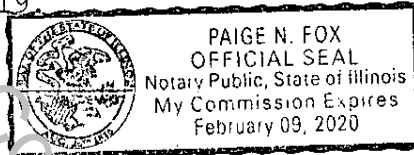


Grantor or Agent

Subscribed and sworn to before me,
this 25th day of March, 2019.



Notary Public



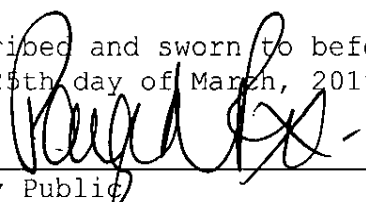
The Grantee or the Grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: March 25, 2019

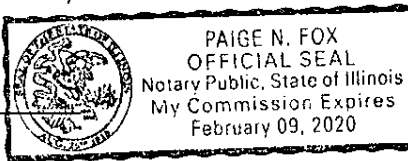


Grantee or Agent

Subscribed and sworn to before me,
this 25th day of March, 2019.



Notary Public



NOTE: 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.