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1918315018

Doc# 1918315018 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/02/2019 04:00 PM PG: 1 OF 4



WARRANTY DEED IN TRUST

THE GRANTORS, KEVIN J. COGAN and MAUREEN C. COGAN, husband and wife, of Glenview, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, and other good and valuable consideration, CONVEY AND WARRANT ½ interest to KEVIN J. COGAN, Trustee of the KEVIN J. COGAN TRUST, dated May 31, 2019 and ½ interest MAUREEN C. COGAN Trustee of the MAUREEN C. COGAN TRUST, dated May 31, 2019, husband and wife, who are the Primary Beneficiaries of their trusts and subject property is the principle residence and homestead of the beneficiaries, of 1735 Dewes Street, of the Village of Glenview, County of Cook, State of Illinois, GRANTEES not as tenants in common nor joint tenants but as tenants by the entirety, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 04-35-307-053-0000

Common Address: 1735 Dewes Street, Glenview, IL 60025

REAL ESTATE TRANSFER TAX		02-Jul-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
04-35-307-053-0000		20190701620158 0-925-626-464	

TO HAVE AND TO HOLD said premises not as tenants in common nor joint tenants but as tenants by the entirety forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and sub divide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods or time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversions and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said

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trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said 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 this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successor in trust, that such successor successors in trust have been property appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals on May 31, 2019.

Kevin J. Cogan (Seal)
KEVIN J. COGAN

Maureen C. Cogan (Seal)
MAUREEN C. COGAN

Pursuant to 760 ILCS 5/6 (a) the above named grantees, as Trustees, hereby accept the herein created conveyance.

Kevin J. Cogan (Seal)
KEVIN J. COGAN

Maureen C. Cogan (Seal)
MAUREEN C. COGAN

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEVIN J. COGAN and MAUREEN C. COGAN, husband and wife, 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, as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of May, 2019.

Riley Langefeld
Notary Public



Commission expires: 6/8/2022

THIS INSTRUMENT WAS PREPARED BY: TERRENCE D. KANE, Atty., 505 East Golf Road, Suite A, Arlington Heights, IL 60005

MAIL TO:
Terrence D. Kane
Attorney at Law
505 East Golf Road, Suite A
Arlington Heights, IL 60005

Address of Property & Grantee:
1735 Dewes Street
Glenview, IL 60025
Send subsequent tax bills to:
Kevin J. Cogan
1735 Dewes Street
Glenview, IL 60025

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5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 29 THROUGH 31 AND THE WEST 10.00 FEET OF LOT 32 IN BLOCK 2 DEWES ADDITION TO OAKGLEN, (EXCEPT THE 4.5 ACRES IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN) BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SAID SECTION 35 LYING BETWEEN THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND PUBLIC HIGHWAY RUNNING FROM OAK GLEN TO NILES KNOWN AS THE WAUKEGAN ROAD, IN COOK COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 27.03 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST A DISTANCE OF 125.58 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 05 SECONDS EAST A DISTANCE OF 41.04 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.54 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 48.04 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 0.52 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 41.12 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 22.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 05 SECONDS WEST, A DISTANCE OF 40.12 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 8.32 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 05 SECONDS WEST A DISTANCE OF 1.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 13.82 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Exempt Under Real Estate Transfer Tax Art Sec. 4

Par E & Cook County Ord. 59104, Par E

Date 5/31/19 Sign: Teresa D. [Signature]

attorney

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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: 5 | 31 | 2019

SIGNATURE: Maureen C. Cogan
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:

Riley Langefeld

By the said (Name of Grantor): Maureen C. Cogan

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 31 | 2019

NOTARY SIGNATURE: Riley Langefeld



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: 5 | 31 | 2019

SIGNATURE: Kevin J. Cogan
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:

Riley Langefeld

By the said (Name of Grantee): Kevin J. Cogan

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 31 | 2019

NOTARY SIGNATURE: Riley Langefeld



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)**