

UNOFFICIAL COPY

Doc#: 1919934000 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/18/2019 09:06 AM Pg: 1 of 3

Dec ID 20190501683260

TRUSTEE'S DEED

The Grantors John B. Hornor and David A. Hornor, as successor co-trustees of the John B. Hornor Trust dated October 19, 1989, for and in consideration of \$10, convey and sell to JonPat3 Properties, LLC, an Illinois Limited Liability Company, located at 20W430 Havens Ct., Downers Grove, IL 60516, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

LOT FIFTY ONE, EXCEPTING THE SOUTH 33.00 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF LOT FIFTY ONE (51) IN TOWN BUILDERS' FAIRWAY TERRACE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 21, 1965, AS DOCUMENT NUMBER 2210205.

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

Permanent Real Estate Index Number: 03-21-104-063-0000

Address of Real Estate: 1710 North Drury Lane, Arlington Heights, Illinois

SUBJECT TO: General real estate taxes not due and payable at time of closing; easements for public utilities; covenants; conditions and restrictions of record.

Dated: May 6, 2019

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 John B. Hornor, Co-Trustee




 David A. Hornor, Co-Trustee

STATE OF ILLINOIS)
)
 COUNTY OF ^{DuPage} ~~COOK~~)
) *OR H*
) *(TH)*

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that John B. Hornor and David A. Hornor 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

Given under my hand and notarial seal on May 6, 2019.



 Notary Public



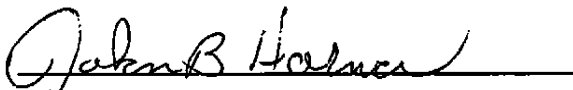
This instrument was prepared by:

Bryan M. Sims
SIMS LAW FIRM, LTD.
 1700 Park St.
 Suite 206
 Naperville, IL 60563
 630-344-9267
 630-689-9072 (fax)
 www.simslawfirm.com

After Recording, Mail to &
 Subsequent Tax Bills to:

JonPat3 Properties, LLC
 c/o John B. Hornor
 20W430 Havens Ct.
 Downers Grove, IL 60516

This deed is exempt from the imposition of real estate transfer tax under the provisions of 35 ILCS 200/31-45(e).



 John B. Hornor

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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: 6 15 2019

SIGNATURE: John B. Hornor Jr
GRANTOR or AGENT

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

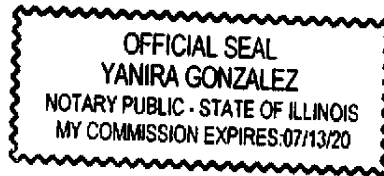
Subscribed and sworn to before me, Name of Notary Public: Yanira Gonzalez

By the said (Name of Grantor): John B. Hornor Jr

On this date of: 6 15 2019

NOTARY SIGNATURE: Yanira Gonzalez

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: 6 15 2019

SIGNATURE: John B. Hornor Jr
GRANTEE or AGENT

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

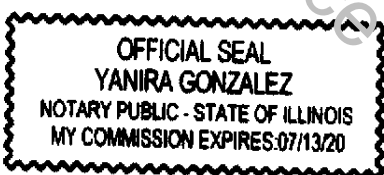
Subscribed and sworn to before me, Name of Notary Public: Yanira Gonzalez

By the said (Name of Grantee): John B. Hornor Jr

On this date of: 6 15 2019

NOTARY SIGNATURE: Yanira Gonzalez

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)**