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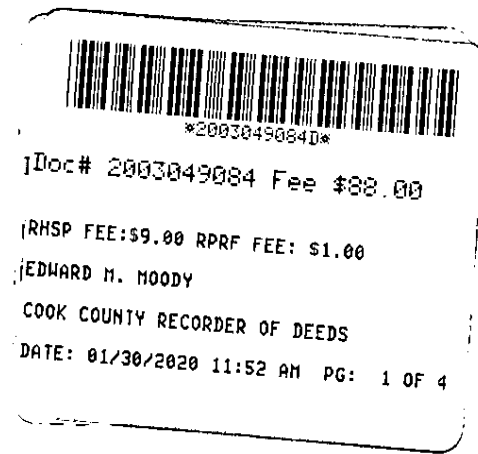
TRUSTEE'S DEED (ILLINOIS)

MAIL TO:

Darren A. Beck
710 W. Creekside Drive, Unit 203
Mount Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:

Darren A. Beck
710 W. Creekside Drive, Unit 203
Mount Prospect, IL 60056



THIS INDENTURE, made this 30th day of January, 2020, between **LORIANNE McGUIRE**, as successor trustee of the Beck Land Trust Agreement dated June 9, 2010, of the Village of Mount Prospect, County of Cook, State of Illinois, grantor, acting as such successor trustee as a result of the death of Juliana Beck on December 5, 2011, and the death of Mary Beck on January 6, 2013, and **LORIANNE McGUIRE, a married woman**, of 605 S. Main Street, Mount Prospect, Illinois 60056, and **DARREN A. BECK, a single man never married and not a party to a civil union**, of 710 W. Creekside Drive, Unit 203, Mount Prospect, Illinois 60056, grantees, the sole beneficiaries under said land trust agreement following the deaths of Juliana Beck and Mary Beck.

WITNESSETH, that grantor, in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantees, each as to a 50% interest, in fee simple, not in joint tenancy, but in TENANCY IN COMMON, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in joint tenancy, but in TENANCY IN COMMON, forever.

THE GRANTOR REPRESENTS AND WARRANTS THAT THE SUBJECT REAL ESTATE IS NOT THE HOMESTEAD PROPERTY OF EITHER THE GRANTOR OR HER HUSBAND.

Subject to real estate taxes for 2019 and subsequent years, easements, covenants, conditions, restrictions and building lines of record.

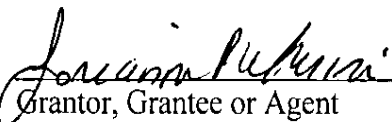
Permanent Real Estate Index Number: **03-27-100-092-1013**

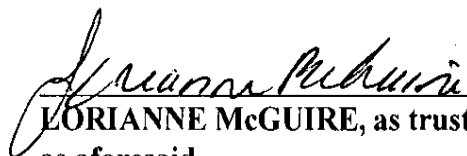
Address of Real Estate: **710 W. Creekside Drive, Unit 203, Mount Prospect, Illinois 60056**

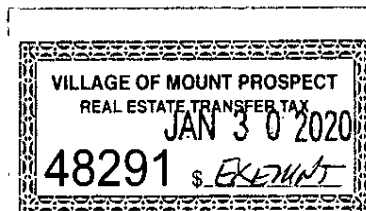
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IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, does hereunto set her hand and seal the day and year first above written.

Exempt under provisions of paragraph (e) of Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

1-30-20 
Date Grantor, Grantee or Agent


LORIANNE McGUIRE, as trustee,
as aforesaid

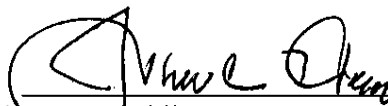


STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, **LORIANNE McGUIRE**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, as such trustee, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 30th day of January, 2020.




Notary Public

LEGAL DESCRIPTION

PARCEL 1: Unit Number 203A in Creekside at Old Orchard Condominiums, as delineated on a survey of the following described tract of land: Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28, both in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time: together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2: Easement for ingress and egress in favor of Parcel 1 created by Declaration recorded as Document 96261584, as amended from time to time.

PARCEL 3: The exclusive right to the use of Parking Space P14A and Storage Space S14A as delineated on Survey attached to Declaration recorded as 96261584, as amended from time to time.

Permanent Real Estate Index Number: 03-27-100-092-1013

Address of Real Estate: 710 W. Creekside Drive, Unit 203, Mount Prospect, Illinois 60056

This instrument prepared by: John C. Haas, 115 S. Emerson Street, Mount Prospect, IL 60056 (847) 255-5400

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STATEMENT BY GRANTOR AND GRANTEE

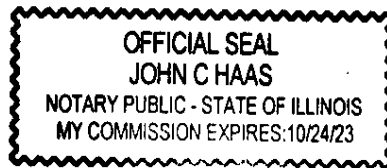
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated January 30, 2020

Signature: *Jonathan McBurns*
Grantor or Agent

Subscribed and sworn to before me by the said LORIANNE McGUIRE this 30th day of January, 2020.

John C Haas
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 January 30, 2020

Signature: *Lorianne McGuire*
Grantee or Agent

Subscribed and sworn to before me by the said LORIANNE McGUIRE this 30th day of January, 2020.

John C Haas
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 Tran

REAL ESTATE TRANSFER TAX		30-Jan-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AFFIDAVIT DECLARING NO CONSIDERATION

The undersigned, by this Affidavit, swears under oath, that with respect to the transfer of title to the real estate located at 710 W. Creekside Drive, Unit 203, Mount Prospect, Illinois by Trustee's Deed (Warranty Deed, Quit Claim Deed/Trustees Deed) that no consideration of any kind or nature was given in exchange for the interest in the real estate, by the person or entity who is named as the grantee.

The undersigned, in executing this Affidavit, understands that "consideration" includes money, other property, the execution of a mortgage or any agreement to give up any valuable right or any other thing of value in exchange for this interest in the real estate at 710 W. Creekside Drive, Unit 203, Mount Prospect, Illinois. The undersigned understands that any misrepresentation made in executing this Affidavit may subject him or her to criminal or civil penalties.

Joseph M. ...
Affiant

SUBSCRIBED and SWORN to before me
this 30th day of January, 2020

John C. Haas
Notary Public

