

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Doc#: 2005016000 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/19/2020 09:37 AM Pg: 1 of 4

Dec ID 20200201615708

**THE GRANTORS, JAMES FORBES and MARSHA FORBES**, husband and wife; of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT TO: **JAMES T. FORBES and MARSHA J. FORBES**, husband and wife, as co-trustees pursuant to the declaration of the **FORBES FAMILY TRUST DATED MAY 9, 2019**, and unto all and every successor or successors in trust under said trust agreement, of which **JAMES T. FORBES and MARSHA J. FORBES** are the primary beneficiaries, said beneficial interests to be held as tenants by the entirety, of 519 S. Pine Avenue, Arlington Heights, Illinois 60005, Grantee, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

**Legal Description Attached as Exhibit A and made part hereof.**

Permanent Real Estate Index Number: 03-26-100-015-1366

Address of Real Estate: 200 Ferndale Court, Prospect Heights, Illinois 60070

hereby releasing and waiving 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 to General Taxes for 2019 and subsequent years.

Dated this 4<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
JAMES FORBES

  
\_\_\_\_\_  
MARSHA FORBES

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As Grantees, **JAMES T. FORBES** and **MARSHA J. FORBES**, as co-trustees under the provisions of the **FORBES FAMILY TRUST DATED MAY 9, 2019** acknowledge and accept this conveyance into the said trust.

  
\_\_\_\_\_  
**JAMES T. FORBES, co-trustee**

  
\_\_\_\_\_  
**MARSHA J. FORBES, co-trustee**

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 **JAMES FORBES** and **MARSHA FORBES** 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4<sup>th</sup> day of February, 2020.



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by and when recorded mail to: Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: **JAMES T. FORBES** and **MARSHA J. FORBES**, 200 Ferndale Court, Prospect Heights, Illinois 60070

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

2/4/2020   
DATE REPRESENTATIVE

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## EXHIBIT A

Permanent Real Estate Index Number: 03-26-100-015-1366

Address of Real Estate: 200 Ferndale Court, Prospect Heights, Illinois 60070

Legal Description:

**UNIT NO. 1-25-28-R-J3 IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NO. 24978, RECORDED NOVEMBER 13, 1982 AS DOCUMENT 26410009, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.**

Clerk's Office

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## AFFIDAVIT

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of 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 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: February 4, 2020.

Signature: *Lisa M Johnson*  
Agent

Subscribed and sworn to before me by  
the said Agent this 4<sup>th</sup> day of  
February, 2020.

*Nancy G Fehr*  
Notary Public



The grantee or his/her agent affirms that, to the best of 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 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: February 4, 2020.

Signature: *Lisa M Johnson*  
Agent

Subscribed and sworn to before me by  
the said Agent this 4<sup>th</sup> day of  
February, 2020.

*Nancy G Fehr*  
Notary Public

