

# UNOFFICIAL COPY

Doc#: 2005808121 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/27/2020 09:51 AM Pg: 1 of 4

## WARRANTY DEED IN TRUST

Prepared by and Mail to:  
William F. Knee  
The Knee Law Firm, Ltd.  
103 W. Prospect Ave.  
Mount Prospect, IL 60056

Dec ID 20200201618732

THE GRANTOR, THOMAS G. LEONARD an unmarried man, of the City of Des Plaines, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Thomas G. Leonard, as Trustee of the The Thomas G. Leonard Revocable Trust Agreement dated January 17, 2020, all his right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 08-24-114-005

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

Address(es) of Real Estate: 1049 Perda Lane, Des Plaines, IL 60016

*B. Brown 7/11/2020*  
City of Des Plaines

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set his hand and seal on the date stated herein.

Date: January 17, 2020



(SEAL)

THOMAS G. LEONARD

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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )        SS.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS G. LEONARD 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

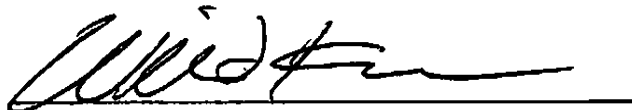
Given under my hand and official seal this January 17, 2020.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE

This transaction is exempt from the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

  
 \_\_\_\_\_  
 Seller or Representative

Date: January 17, 2020

Mail Subsequent Tax Bills to:

Thomas G. Leonard, Trustee  
 1049 Perda Lane  
 Des Plaines, IL 60016

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## LEGAL DESCRIPTION

of the property commonly known as: 1049 Perda Lane, Des Plaines, IL 60016

LOT 45 IN PLEASANT MANOR ESTATES UNIT NO. 2, A SUBDIVISION OF THAT PART LYING NORTH OF ALGONQUIN ROAD, OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 5, 1960 AS DOCUMENT 1916025.

Permanent Real Estate Index Number(s): 08-24-114-005

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 1 | 17 | 2020

SIGNATURE: *Thomas G Leonard*  
GRANTOR or AGENT

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

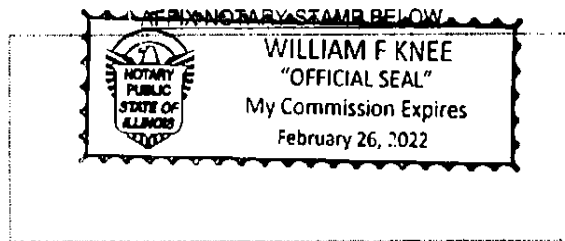
Subscribed and sworn to before me, Name of Notary Public:

*William F. Knee*

By the said (Name of Grantor): *Thomas G Leonard*

On this date of: 1 | 17 | 2020

NOTARY SIGNATURE: *William F. Knee*



### 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 title to real estate under the laws of the State of Illinois.

DATED: 1 | 17 | 2020

SIGNATURE: *Thomas G Leonard*  
GRANTEE or AGENT

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

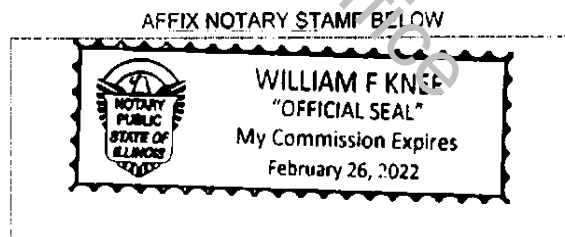
Subscribed and sworn to before me, Name of Notary Public:

*William F. Knee*

By the said (Name of Grantee): *Thomas G Leonard, Trustee*

On this date of: 1 | 17 | 2020

NOTARY SIGNATURE: *William F. Knee*



**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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**