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Doc# 2005945030 Fee ≇88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2020 10:01 AM PG: 1 OF 3

WARRANTY DEED Deed to Trust

GRANTOR, STEVEN C. McCARTHY, a single man, of 848 East Babcock Drive, Palatine, Illinois 60074, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to STEVEN C. McCARTHY, not personally but as Trustee of the STEVEN C. McCARTHY TRUST A JRICEMENT DATED JANUARY 2, 2020, or his successors in trust, all of the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 23 IN BLOCK 31 IN WINSTON PARA NORTH WEST UNIT 2, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS...

Parcel Identification Number: 02-13-301-023-0000

Commonly known as: 848 East Babcock Drive, Palatine, IL 63074

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be contracted to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 6/22/2018y:

02-13-301-023-0000 202002

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

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

Executed at $\underline{W_{l}}$	rabbreck, Illinois on the 21 day	of January 2020.
	OF	STEVEN C. McCARTHY, Grantor
The undersigned	hereby accepts legal vice to the aforen	mentioned property as trustee of the MARY
STEVEN C. McCARTH	Y TRUST AGREEMENT DATED JA	STEVEN C. McCARTHY, Trustee
STATE OF ILLINOIS		C
COUNTY OF COOK) ss:	-10/L

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certifies that STEVEN C. McCARTHY, personally known to me to be the same person(s) whose name(s) are 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, for the uses and purposes therein set forth.

Given under my hand and notarial seal this

Northbre

Send Tax Bills To: STEVEN C. McCARTHY, Trustee 848 East Babcock Drive Palatine, IL 60074

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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)

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown

GRANTOR SECTION

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:

SIGNATURE:

SIGNATURE:

SUBSCRIBED SIGNATURE:

SUBSCRIBED SIGNATURE:

SUBSCRIBED SIGNATURE:

SUBSCRIBED SIGNATURE:

APPLICATION OF AGENT SIGNATURE:

SUBSCRIBED SIGNATURE:

APPLICATION OF AGENT SIGNATURE:

APPLIC

NOTARY SIGNATURE: NOTARY SIGNA

CORINNE C. HEGGIE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Dec 14, 2022

GRANTEE SECTION

On this date of:

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.

acquire and hold title to real estate under the laws of the State of Illinois.

DATED:

DATED:

SIGNATURE:

SIGNATURE:

SIGNATURE:

SUBSCRIBE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the ORANTE Signature.

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

By the said (Name of Grantee):

AFFIX NOTARY STAMP BE ON

On this date of: (1) | 21 |, 20 70

NOTARY SIGNATURE WOLLD | 1

CORINNE C. HEGGIE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Dec 14, 2022

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)