

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Doc#: 2007055031 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/10/2020 09:39 AM Pg: 1 of 3

Dec ID 20200301632786

THE GRANTORS, William R. Eremia and Eric M. Pflum, married to each other; of the Village of Palatine, 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: **William R. Eremia and Eric M. Pflum**, married to each other, as co-trustees pursuant to the declaration of the **Eremia-Pflum Family Trust dated May 22, 2017**, and unto all and every successor or successors in trust under said trust agreement, of which **William R. Eremia and Eric M. Pflum** are the primary beneficiaries, said beneficial interests to be held as tenants by the entirety, of 833 W. Partridge Drive, Palatine, IL 60067, Grantee, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

LOT 1 IN BLOCK 11 IN HUNTING RIDGE UNIT 3, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF HUNTING RIDGE UNIT 2 RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS ON APRIL 14, 1969 AS DOCUMENT 20809410 AND ALSO OUT BLOCK 10 IN SAID HUNTING RIDGE UNIT 2, EXCEPTING THE NORTH 225 FEET OF THE EAST 270 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **02-28-210-001-0000**

Address of Real Estate: **833 W. Partridge Drive, Palatine, IL 60067**

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 2018 and subsequent years.

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Dated this 28th day of February, 2020.

William R. Eremia
William R. Eremia

Eric M. Pflum
Eric M. Pflum

As Grantees, **William R. Eremia** and **Eric M. Pflum**, as co-trustees under the provisions of the **Eremia-Pflum Family Trust Dated May 22, 2017** hereby acknowledge and accept this conveyance into the said trust.

William R. Eremia
William R. Eremia, co-trustee

Eric M. Pflum
Eric M. Pflum, 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 **William R. Eremia** and **Eric M. Pflum** 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 28th day of February, 2020



Lisa M. Jakubiak
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: William Eremia and Eric Pflum, co-trustees, 833 W. Partridge Drive, Palatine, IL 60067

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

2/28/2020 Lisa M. Jakubiak
DATE REPRESENTATIVE

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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 28, 2020.

Signature: *Lisa M. Johnson*
Agent

Subscribed and sworn to before me by the said Agent this 28th day of February, 2020.

Beth A. Hartig
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.

February 28, 2020.

Signature: *Lisa M. Johnson*
Agent

Subscribed and sworn to before me by the said Agent this 28th day of February, 2020.

Beth A. Hartig
Notary Public

