

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Doc#: 2008055111 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2020 09:39 AM Pg: 1 of 4

Prepared by and mail to:

Dec ID 20200301643723

William F. Knee
The Knee Law Firm, Ltd.
103 W. Prospect Avenue
Mount Prospect IL, 60056

Grantor, 1234 SPRUCE LLC, an Illinois limited liability company, CONVEYS and WARRANTS unto Michael T. Fox as Trustee of the Michael T. Fox Revocable Trust dated July 7, 2016 as to an undivided one-half interest and unto Kristen M. Fox, as Trustee of the Kristen M. Fox Revocable Trust dated July 7, 2016, as to an undivided one-half interest, all the grantor's 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

the beneficial interest of said trusts being held by Michael T. Fox and Kristen M. Fox, husband and wife, as tenants by the entirety.

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

Permanent Real Estate Index Number(s): 04-34-208-035-0000

Address(es) of Real Estate: 1234 Spruce Street, Glenview, IL 60025

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(s) hereby expressly waive(s) and release(s) any and all right of 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 GRANTORS aforesaid has hereunto set their hands and seal on the date stated herein.

Date: MARCH 19, 2020

1234 Spruce LLC



(SEAL)

By its managing member, Michael T. Fox

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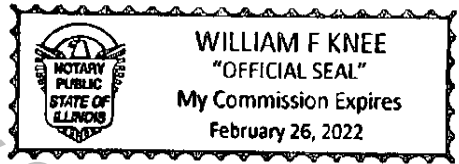
STATE OF ILLINOIS)
)
) SS.
 COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL T. FOX, Managing Member of 1234 SPRUCE LLC, 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 in his capacity as managing member, and acknowledged that he signed, sealed and delivered the said instrument as his 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 19th day of March, 2020

William F Knee

NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE
 or

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

Michael T Fox

Date: MARCH 19, 2015.

Seller or Representative

Mail Subsequent Tax Bills to:

MICHAEL T. FOX, Trustee
 1234 Spruce Street
 Glenview, IL 60025

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LEGAL DESCRIPTION

of the property commonly known as: 1234 Spruce Street, Glenview, IL 60025

LOT 1 ON DOEPKE'S CONSOLIDATION BEING A ONE LOT CONSOLIDATION OF LOTS 18 AND 19 AND PART OF LOT 20 IN SWAINWOOD, AND ALL OF LOT "B" IN SHAINWOOD, UNIT NO. 3 BOTH BEING SUBDIVISIONS IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 04-34-208-035-0000

Property of Cook County Clerk's Office

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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: 03 | 19 | 2020

SIGNATURE: *Michael T. Fox*
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:

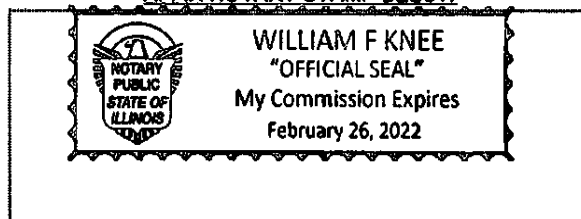
William F. Knee

By the said (Name of Grantor): Michael T. Fox

On this date of: 03 | 19 | 2020

NOTARY SIGNATURE: *William F. Knee*

AFFIX NOTARY STAMP BELOW



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: 03 | 19 | 2020

SIGNATURE: *Michael T. Fox*
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:

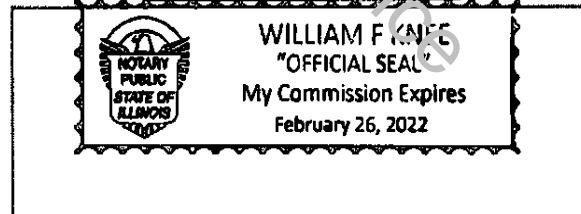
William F. Knee

By the said (Name of Grantee): Michael T. Fox, Trustee

On this date of: 03 | 19 | 2020

NOTARY SIGNATURE: *William F. Knee*

AFFIX NOTARY STAMP BELOW



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)**)

revised on 10.6.2015