

UNOFFICIAL COPY

Doc#: 2026162281 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/17/2020 03:57 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

Dec ID 20200701649186

Prepared by and Mail to:
William F. Knee
THE KNEE LAW FIRM, LTD.
103 W. Prospect Ave.
Mount Prospect, IL 60056

THE GRANTORS, Sean M. Delahunty and Carole F. Delahunty, husband and wife, of the Village of Mount Prospect, 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, CONVEY and WARRANT unto Sean M. Delahunty and Carole F. Delahunty, as Trustees of the The Sean M. Delahunty Revocable Trust Agreement dated July 14, 2020, as to an undivided one-half interest and unto Carole F. Delahunty and Sean M. Delahunty as Trustees of the The Carole F. Delahunty Revocable Trust Agreement dated July 14, 2020, as to an undivided one-half interest in 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 Sean M. Delahunty and Carole F. Delahunty, husband and wife, as tenancy by the entirety.

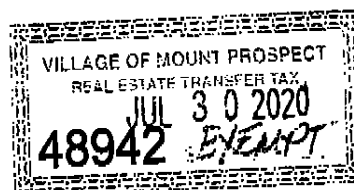
SUBJECT TO: General taxes for 2020 and subsequent years, Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 08-13-100-039

Address(es) of Real Estate: 7 W. Orchard Place, Mount Prospect, IL 60056

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 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.

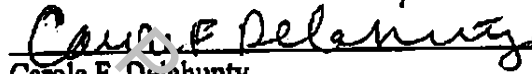


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In WITNESS WHEREOF, the GRANTORS aforesaid has hereunto set their hand and seal on the date stated herein.

Date: July 27, 2020

 _____ (SEAL)
Sean M. Delahunty

 _____ (SEAL)
Carole F. Delahunty

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 Sean M. Delahunty and Carole F. Delahunty are 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 July 27, 2020.




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.

 _____ Date: July 27, 2020
Seller or Representative

Mail Subsequent Tax Bills to:

Carole and Sean Delahunty, Trustees
7 W. Orchard Place
Mount Prospect, IL 60056

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LEGAL DESCRIPTION

of the property commonly known as: 7 W. Orchard Place Mount Prospect, IL 60056

LOT 35 IN FIRST ADDITION TO COUNTRY CLUB TERRACE BEING A SUBDIVISION OF PART LOT 18 IN OWNDER'S SUBDIVISION OF SECTION 13, TOWNSHIP 14 NORTH, R. 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 08-13-100-039

Property of Cook County Clerk's Office

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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)

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

DATED: 7 | 27 | 2020

SIGNATURE: *Sean M. Delahanty*
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:

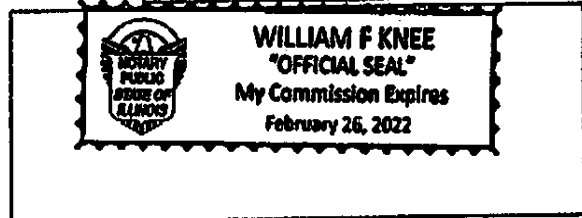
William F. Knee

By the said (Name of Grantor): *Sean M. Delahanty*

On this date of: 7 | 27 | 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 27 | 2020

SIGNATURE: *Carrie F. Delahanty*
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:

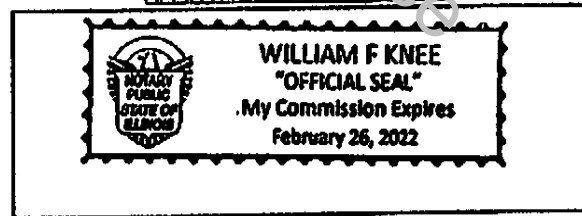
William F. Knee

By the said (Name of Grantee): *Carrie F. Delahanty, Trustee*

On this date of: 7 | 27 | 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**