

UNOFFICIAL COPY

Doc#: 2030462168 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/30/2020 12:00 PM Pg: 1 of 4

Dec ID 20200901609816
ST/CO Stamp 0-470-869-472

20-31344
WARRANTY DEED
Trust to Trust

Grantors, FREDERICK P. ENGLER and JULIE A. ENGLER, not personally, but as trustees of the F & J ENGLER REVOCABLE TRUST DATED JULY 26, 2012, of 1570 Elmwood Avenue, Unit 1106, Evanston, Illinois 60201, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to JULIE A. ENGLER, not personally, but as trustee of the JULIE A. ENGLER TRUST AGREEMENT DATED MAY 2, 2020, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

SEE PAGE 3 FOR LEGAL DESCRIPTION

Parcel Identification Numbers: 11-18-310-029-1067; 11-18-310-029-1206; and 11-18-310-029-1207
Commonly known as: 1570 Elmwood Avenue, Unit 1106, Evanston, Illinois 60201

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.

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

Date: 8/26/2020 By: Mary L. Sunny, agent

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 obliged 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.

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

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LEGAL DESCRIPTION

The property commonly known as 1570 Elmwood Ave., Unit 1106, Evanston, IL 60201

Parcel Identification Numbers: 11-18-310-029-1067; 11-18-310-029-1206; and 11-18-310-029-1207

PARCEL 1:

UNIT NUMBER 1106 AND PARKING SPACES G-342 AND G-343 IN THE WINTHROP CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL LOT 1: LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

SUB-PARCEL 2: LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 PAGE 490), IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; AND

SUB-PARCEL 3: THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0919734081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

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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: 9 | 22 | 2020

SIGNATURE: Mary L. Turney, agent
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:

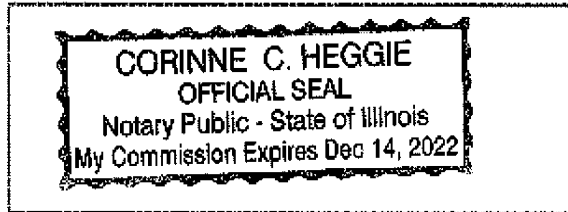
CORINNE C. HEGGIE

By the said (Name of Grantor): MARY L. TURNEY

On this date of: 09 | 22 | 2020

NOTARY SIGNATURE: [Signature]

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: 9 | 22 | 2020

SIGNATURE: Mary L. Turney, agent
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:

CORINNE C. HEGGIE

By the said (Name of Grantee): MARY L. TURNEY

On this date of: 09 | 22 | 2020

NOTARY SIGNATURE: [Signature]

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)**