

UNOFFICIAL COPY

Doc#: 2032625003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/23/2020 09:29 AM Pg: 1 of 3

Dec ID 20201001644205

TRUSTEE'S DEED

MAIL TO:

Jeffrey W. Kreye
Robinson Payne LLC
2800 W. Higgins Road
Suite 160
Hoffman Estates, IL
60169

TAXPAYER NAME & ADDRESS:

Barbara C. Charland
175 S. Stonington
Palatine, IL 60074

THIS INDENTURE is made this 27th day of October, 2020 between BARBARA C. CHARLAND AS TRUSTEE OF THE BARBARA C. CHARLAND DECLARATION OF TRUST, under Trust Agreement dated November 18, 2004, of the Village of Palatine, County of Cook, State of Illinois, Grantor, and BARBARA C. CHARLAND, a single person, of 175 S. Stonington, Palatine, State of Illinois, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUIT-CLAIM, unto the Grantee, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

UNIT NO. 38-4 IN STONINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN BAYBROOK PARK PUBLIC UTILITIES CONDOMINIUM DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 27288308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Sec. 31 - 45(e) of the Real Estate Transfer Tax Law.

Date: October 27, 2020



Barbara C. Charland, Trustee

Permanent Real Estate Index Number: 02-24-104-059-1082

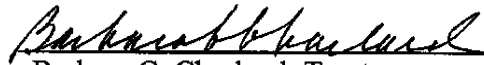
Address of Real Estate: 175 S. Stonington, Palatine, IL 60074

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Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

DATED the 27th day of October, 2020.

THE BARBARA C. CHARLAND
DECLARATION OF TRUST DATED
NOVEMBER 18, 2004


Barbara C. Charland, Trustee

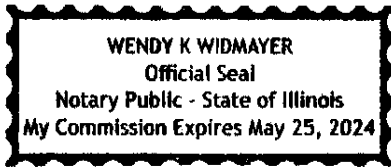
STATE OF ILLINOIS

COUNTY OF COOK

)
) SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that BARBARA C. CHARLAND, Trustee who produced _____ as identification or is 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 under oath, acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of October, 2020.




Notary Public

This instrument was prepared by: Jeffrey W. Kreye, Esq., Robinson Payne LLC, 2800 W. Higgins Road Suite 160, Hoffman Estates, Illinois 60169

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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: 10 | 27 | 2020

SIGNATURE: Barbara C. Charland, Trustee
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:

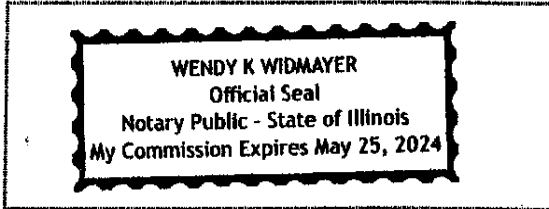
Wendy K. Widmayer

By the said (Name of Grantor): Barbara C. Charland

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 27 | 2020

NOTARY SIGNATURE: Wendy K. Widmayer



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: 10 | 27 | 2020

SIGNATURE: Barbara C. Charland
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:

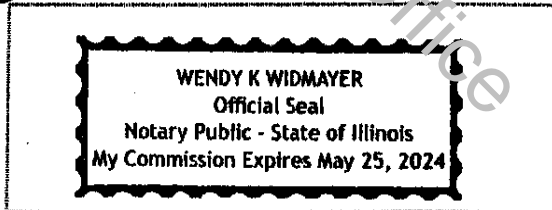
Wendy K. Widmayer

By the said (Name of Grantee): Barbara C. Charland

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 27 | 2020

NOTARY SIGNATURE: Wendy K. Widmayer



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)