

UNOFFICIAL COPY

Doc#: 2035035107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2020 11:49 AM Pg: 1 of 3

Dec ID 20201101663577
ST/CO Stamp 1-335-887-840

20-31396
WARRANTY DEED
Individuals to Trust

Grantors, SCOTT WADDLE and KAITLIN FAHEY, husband and wife, of 2723 Prairie Avenue, Evanston, IL 60201, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to SCOTT WADDLE and KAITLIN FAHEY, not personally, but as trustees of the SCOTT WADDLE AND KAITLIN FAHEY JOINT TENANCY TRUST DATED SEPTEMBER 1, 2020, or their successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

LOT 12 IN BLOCK 26 IN STEWART'S RESUBDIVISION OF BLOCKS 22, 24 AND 26 IN NORTH EVANSTON IN QUILMETTE RESERVATION IN TOWNSHIP 41 NORTH, RANGE 23, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 05-34-312-016-0000
Commonly known as: 2723 Prairie Avenue, Evanston, IL 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.

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.

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

Date: 09-18-2020 By: [Signature]

CITY OF EVANSTON
EXEMPTION

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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: 09 | 18 | 2020

SIGNATURE: Corinne C. Heggie
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:

John E. Heggie

By the said (Name of Grantor):

Agent Corinne C. Heggie

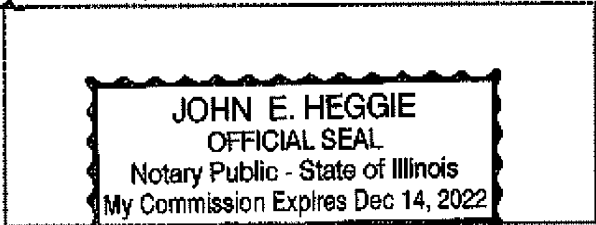
AFFIX NOTARY STAMP BELOW

On this date of:

09 | 18 | 2020

NOTARY SIGNATURE:

John E. Heggie



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: 09 | 18 | 2020

SIGNATURE: Corinne Heggie
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:

John E. Heggie

By the said (Name of Grantee):

Agent Corinne C. Heggie

AFFIX NOTARY STAMP BELOW

On this date of:

09 | 18 | 2020

NOTARY SIGNATURE:

John E. Heggie



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)**)