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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

30-31396
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 RESUB DIVIDION 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 1918 By: Owner Hosel

CITY OF EVANSTON EXEMPTION

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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 executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other deposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession carnings, avails, and proceeds thereof.

MYO., Illinois on the Day of 2

The undersigned hereby accepts legal title to the aforementioned property as trustee of the SCOTT WADDLE AND KAITLIN FAHEY JOINT TENANCY TRUST DATED SEPTEMBER 1, 2020.

STATE OF ILLINOIS)) ss:

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State atores id, certify that SCOTT WADDLE and KAITLIN FAHEY, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in jon on, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8 day of

Notary Public

Prepared by and Mail To: The Wochner Law Firm Northbrook, IL 60062

JOHN E. HEGGIE OFFICIAL SEAL Notary Public - State of Illinois 707 Skokie Blvd., Suite 50 My Commission Expires Dec 14, 2022 aroutces

Send Tax Bills To:

Scott Waddle & Kaitlin Fahey

2723 Prairie Avenue Evanston, IL 60201

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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. SIGNATURE: I DATED: (/ GRANTOR NOTARY SECTION: To below section is to be completed by the NOTARY who witnesses the GF AFFIX NOTARY STAMP BELOW On this date of: JOHN E. HEGGIE

GRANTEE SECTION

NOTARY SIGNATURE:

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 Illino's 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.

SIGNATURE DATED:

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY

Subscribed and sworn to before me, Na

By the said (Name of

On this date of: I

NOTARY SIGNATURI

AFFIX NOTARY STAMP BEL XV

OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Dec 14, 2022

JOHN E. HEGGIE OFFICIAL SEAL Notary Public - State of Illinois

My Commission Expires Dec 14, 2022

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)