

# UNOFFICIAL COPY

Doc# 2109621103 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2021 09:32 AM Pg: 1 of 4

## WARRANTY DEED IN TRUST

Dec ID 20210301676644

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

THE GRANTORS, Roy J. Garland and Jane E. Garland, Jr., 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 Roy J. Garland and Jane E. Garland, Trustees of the Roy J. Garland and Jane E. Garland Revocable Trust Agreement dated March 15, 2021, all their right title and interest in and to 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 Roy J. Garland and Jane E. Garland, husband and wife, as tenancy by the entirety.

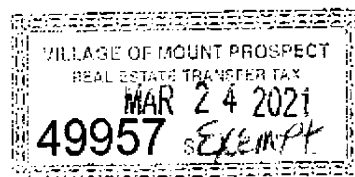
SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 08-13-218-009-0000

Address(es) of Real Estate: 917 S. Louis Street, 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: March 15, 2021

  
 \_\_\_\_\_ (SEAL)  
 Roy J. Garland

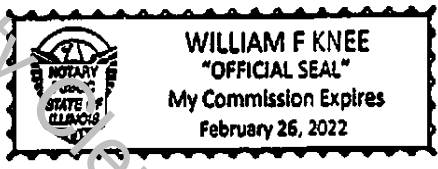
  
 \_\_\_\_\_ (SEAL)  
 Jane E. Garland

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 Roy J. Garland and Jane E. Garland 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 March 15, 2021

  
 \_\_\_\_\_  
 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: March 15, 2021  
 Seller or Representative

Mail Subsequent Tax Bills to:  
  
**Roy and Jane Garland, Trustees**  
**917 S. Louis Street**  
**Mount Prospect, IL 60056**

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## LEGAL DESCRIPTION

of the property commonly known as: 917 S. Louis Street, Mount Prospect, IL 60056

LOT 3 IN LOUIS GARDENS, BEING A RESUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID LOUIS GARDENS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 4, 1963 AS DOCUMENT 2094269, IN COOK COUNTY, ILLINOIS,

Permanent Real Estate Index Number(s): 08-13-218-009-0000

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: 3 | 15 | 2021

SIGNATURE: *Roy T. Garland*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

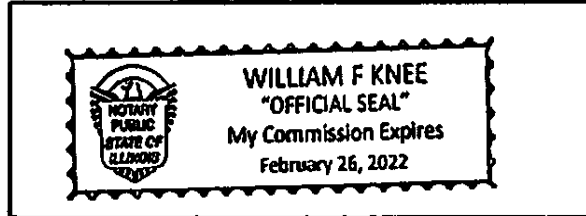
Subscribed and sworn to before me, Name of Notary Public: William F. Knee

By the said (Name of Grantor): Roy T. Garland

On this date of: 3 | 15 | 2021

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: 3 | 15 | 2021

SIGNATURE: *Roy T. Garland*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

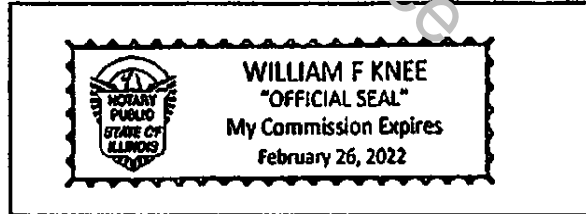
Subscribed and sworn to before me, Name of Notary Public: William F. Knee

By the said (Name of Grantee): Roy T. Garland, Trustee

On this date of: 3 | 15 | 2021

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)