

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

UNOFFICIAL COPY

Doc#: 2109907404 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/09/2021 09:29 AM Pg: 1 of 4

Dec ID 20210301682043
ST/CO Stamp 0-904-671-760

2106 960 IL/RTC
**QUITCLAIM DEED
IN TRUST**
ILLINOIS STATUTORY

MAIL TO:

Gerald M. Hunter, Ltd.
PO Box 129
Oglesby, IL 61348

**NAME & ADDRESS OF
TAXPAYER:**

James F. Nicholson
1 Court of Hidden Bay
North Brook, IL 60062

Recorder's Stamp

THE GRANTOR, JAMES F. NICHOLSON, as Trustee, of 1 COURT OF HIDDEN BAY LAND TRUST, and not individually, pursuant to the terms of the Land Trust Agreement dated 20 August, 2016, of the City of Northbrook, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUITCLAIMS to JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, as tenants in the entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Lot 73 in Ancient Tree Unit 1, being a subdivision of parts of the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for ingress and egress for the benefit of Parcel 1 as defined and set forth in the Plat of Subdivision recorded as Document No. 22328735 and as created by the Declaration of Easements recorded as Document No. 22723117 and by Deed Document No. 23045290.

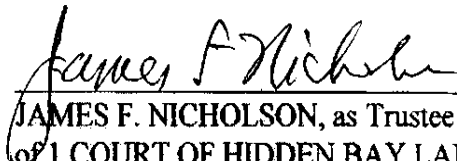
Subject to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Numbers: 04-08-311-067-0000

Property Address: 1 Court of Hidden Bay, Northbrook, IL 60062

UNOFFICIAL COPY

DATED this 12th day of March, 2021.


 (SEAL)
 JAMES F. NICHOLSON, as Trustee
 of 1 COURT OF HIDDEN BAY LAND TRUST
 Land Trust Agreement dated 20 August, 2016

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES F. NICHOLSON, as Trustee, of 1 COURT OF HIDDEN BAY LAND TRUST, and not individually, pursuant to the terms of the Land Trust Agreement dated 20 August, 2016, 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 acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th day of March, 2021.




 NOTARY PUBLIC

COOK COUNTY-ILLINOIS TRANSFER STAMP
 EXEMPTION UNDER PROVISIONS OF PARAGRAPH
 "c" SECTION 4, REAL ESTATE TRANSFER ACT

NAME AND ADDRESS OF PREPARER:

GERALD M. HUNTER, LTD.
 ATTORNEY AT LAW
 PO BOX 129
 OGLESBY, IL 61348

DATE: March 12, 2021


 Buyer, Seller or Representative

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 3/12/ 2021 Signature: James F Nicholson
Grantor or Agent

Subscribed and sworn to before

Me by the said James F Nicholson
this 12 day of March, 2021

Notary Public Danielle Morgan



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 3/12/ 2021 Signature: James F Nicholson
Grantee or Agent

Subscribed and sworn to before

Me by the said James F Nicholson
this 12 day of March, 2021

Notary Public Danielle Morgan



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EXHIBIT A

PARCEL 1:

LOT 73 IN ANCIENT TREE UNIT 1, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 22328735 AND AS CREATED BY THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22723117 AND BY DEED DOCUMENT NO. 23045290.

PIN: 04-08-314-067-0000

Property of Cook County Clerk's Office