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2114819027D

Doc# 2114819027 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/28/2021 11:12 AM PG: 1 OF 5

Commitment Number: IL21103497

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605. File Number: IL21103497.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 101
Coraopolis, PA 15108

Mail Tax Statements To: **David J. Torrence, Trustee of The David J. Torrence Declaration of Trust, dated December 6, 1996 and Antoinette Torrence, Trustee of The Antoinette B. Torrence Declaration of Trust, dated December 6, 1996: 1109 Jonathan Drive, Inverness, IL 60010**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01-24-100-063-1114**

CORRECTIVE SPECIAL/LIMITED WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(d): corrective deed

David J. Torrence, Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, who erroneously took title as David J. Torrence, Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, and as Trustee of the Antoinette B. Torrence Declaration of Trust, dated December 6, 1996, and Antoinette B. Torrence, Trustee of the Antoinette B. Torrence Declaration of Trust, who erroneously took title as Antoinette B. Torrence, Trustee of the Antoinette B. Torrence Declaration of Trust, dated December 6, 1996, and as Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, hereinafter grantors, whose tax-mailing address is 1109 Jonathan Drive, Inverness, IL 60010, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to David J. Torrence, Trustee of The David J. Torrence Declaration of Trust, dated December 6,

REAL ESTATE TRANSFER TAX

28-May-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

01-24-100-063-1114

| 20210501646013 | 1-733-572-880

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1996 and Antoinette B. Torrence, Trustee of The Antoinette B. Torrence Declaration of Trust, dated December 6, 1996, hereinafter grantees, whose tax mailing address is 1109 Jonathan Drive, Inverness, IL 60010, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COOK COUNTY, STATE OF ILLINOIS TO WIT: UNIT NO. 72, IN THE ESTATES AT INVERNESS RIDGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1, IN THE ESTATES AT INVERNESS RIDGE - UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NO. 00101292526; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002 AS DOCUMENT NO. 0021080525, AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. Fax ID: 01-24-100-063-1114

Property Address is: 1109 Jonathan Drive, Inverness, IL 60010

Prior instrument reference: 1635522165

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on 3-26, 2021:

David J. Torrence, Trustee

David J. Torrence, Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, who erroneously took title as David J. Torrence, Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, and as Trustee of the Antoinette B. Torrence Declaration of Trust, dated December 6, 1996

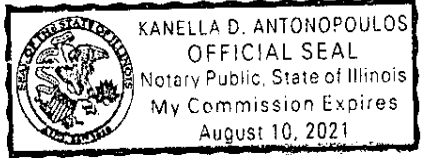
Antoinette B. Torrence - Trustee

Antoinette B. Torrence, Trustee of the Antoinette B. Torrence Declaration of Trust, who erroneously took title as Antoinette B. Torrence, Trustee of the Antoinette B. Torrence Declaration of Trust, dated December 6, 1996, and as Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996

STATE OF IL
COUNTY OF Cole

The foregoing instrument was acknowledged before me on March 26, 2021 by David J. Torrence, Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, who erroneously took title as David J. Torrence, Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996, and as Trustee of the Antoinette B. Torrence Declaration of Trust, dated December 6, 1996 and Antoinette B. Torrence, Trustee of the Antoinette B. Torrence Declaration of Trust, who erroneously took title as Antoinette B. Torrence, Trustee of the Antoinette B. Torrence Declaration of Trust, dated December 6, 1996, and as Trustee of the David J. Torrence Declaration of Trust, dated December 6, 1996 who are personally known to me or have produced [Signature] as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph c Section 31-45, Property Tax Code.

Date: 7-16-2021

David M. Warren Trustee
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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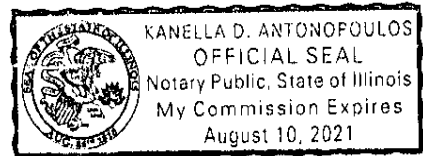
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 March 26, 2021

David Lawrence, TRUSTEE
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 26 day of March,
2021.



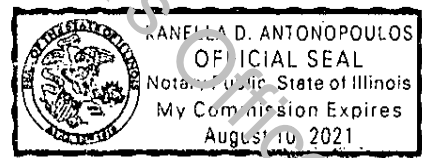
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that 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 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.

Date March 26, 2021

Antonette B. Lawrence, Trustee
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 26 day of March,
2021.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)