

UNOFFICIAL COPY

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, TR
1 Court of Hidden Bay
Northbrook, IL 60062



Doc# 2136128402 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 03:15 PM PG: 1 OF 3

Recorder's Stamp

THE GRANTORS, JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, 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, CONVEY AND QUITCLAIM to 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 17 October, 2021, 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.

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

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

REAL ESTATE TRANSFER TAX

23-Dec-2021



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

04-08-311-067-0000

| 20211201662025 | 1-492-015-760

S Y
P 3
S Y-06
SC
INT RV

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 17 | 20 21

SIGNATURE: Judith A. O'Brien
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:

By the said (Name of Grantor): James F. Nicholson and Judith A. O'Brien

Gerald M. Hunter
AFFIX NOTARY STAMP BELOW

On this date of: 10 | 17 | 20 21

NOTARY SIGNATURE: Gerald M. Hunter



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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 17 | 20 21

SIGNATURE: James F. Nicholson
GRANTEE or AGENT

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

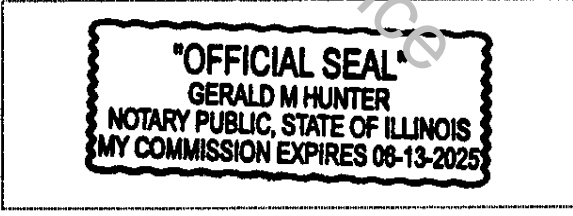
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): James F. Nicholson

Gerald M. Hunter
AFFIX NOTARY STAMP BELOW

On this date of: 10 | 17 | 20 21

NOTARY SIGNATURE: Gerald M. Hunter



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)