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, TX 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 or 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-GG SC_ INT W

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DATED this 17th day of (October	·, 2021.	
		JAMES F. NICHOLSON	(SEAL)
		Judith a. O'BRIEN	(SEAL)
STATE OF ILLINOIS)		

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES F. NICHOLSON and JUDITH A. O'BRIEN, husband and wife, 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 they signed, sealed and delivered the said

Given under my hand and notarial seal, this 17th day of October, 2021.

SS.

instrument as their free and voluntary ac, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
GERALD M HUNTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08-13-2025

COUNTY OF LASALLE

MOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

GERALD M. HUNTER, LTD. ATTORNEY AT LAW PO BOX 129 OGLESBY, IL 61348 COOK COUNTY - I'L INOIS TRANSFER STAMP EXEMPTION UNDER FROVISIONS OF PARAGRAPH "e" SECTION 4, REAL ESTATE TRANSFER ACT

DATE: October 17, 2021

Buyer, Seller or Representative

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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 Illingis DATED: SIGNATURE: GRANTOR NOTARY Secretary. The below section is to be completed by the NOTARY with Subscribed and sworn to before me, Name of Notan By the said (Name of Grantor) Sean AFFIX NOTARY STAMP BELOW On this date of: **NOTARY SIGNATURE: GRANTEE SECTION** The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment

DATED: 10

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.

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who es the GRAINEE signature

aworn to before me, Name of Notary Public

20 2/

By the said (Name of Grantee)

On this date of:

NOTARY SIGNATURE:

NOTARY PUBLIC. STATE OF ILLINOIS COMMISSION EXPIRES 08-13-20

CRIMINAL LIABILITY NOTICE

SIGNATURE:

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)