

UNOFFICIAL COPY

Doc#. 2203247102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 12:45 PM Pg: 1 of 4



Dec ID 20220101610893
ST/CO Stamp 1-719-353-744

National Title Solutions, Inc.

TRUSTEE'S DEED ILLINOIS STATUTORY Individual

File Number: 2021-12402

THE GRANTOR(S) DEBORAH S. KRIEPS N/K/A DEBORAH KRIEPS, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE DEBORAH S. KRIEPS REVOCABLE TRUST AGREEMENT DATED APRIL 21, 2011, whose address is 3 Dalton Court, South Barrington, IL 60010, of the County of Cook, State of State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to DEBORAH KRIEPS AND JOHN F. GARCIA, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY, whose address is 3 Dalton Court, South Barrington, IL 60010 of the County of Cook, State of State of Illinois. All interest in the following described Real Estate situated in the County of Cook State of State of Illinois, to wit:

LOT 1 IN PINE TREE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS.

This property is the homestead of the Grantor(s),
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Permanent Real Estate Index Number(s): 01-26-101-018-0000
Address(es) of Real Estate: 3 Dalton Court, South Barrington, IL 60010

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

Date

1-21-2022

Buyer, Seller or Representative

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Dated this 21 day of January, 2022

X Deborah S. Krieps

**DEBORAH S. KRIEPS N/K/A DEBORAH KRIEPS,
NOT INDIVIDUALLY BUT AS TRUSTEE OF THE DEBORAH S. KRIEPS
REVOCABLE TRUST AGREEMENT DATED APRIL 21, 2011**

State of Illinois County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DEBORAH S. KRIEPS N/K/A DEBORAH KRIEPS** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, 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 21 day of January, 2022

(Notary Public)



After Recording, Return to:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517

Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
4906 W Hutchinson St.
Chicago, IL 60641

IL ESTATE TRANSFER TAX

27-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

01-26-101-018-0000

| 20220101610893 | 1-719-353-744

Mail Tax Bill(s) To:

Deborah Krieps and John F. Garcia
3 Dalton Court
South Barrington, IL 60010

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EXHIBIT "A" Property Description

Closing Date: January 21, 2022
Borrower(s): Deborah Krieps and John F. Garcia
Property Address: 3 Dalton Court, South Barrington, IL 60010

PROPERTY DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 1 IN PINE TREE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS.

PIN: 01-26-101-018-0000

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GRANTOR GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY (65 ILCS 205-4000 (from Ch. 24, par. 3-012))

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.

DATE: 12/21/22

SIGNATURE: [Signature]

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

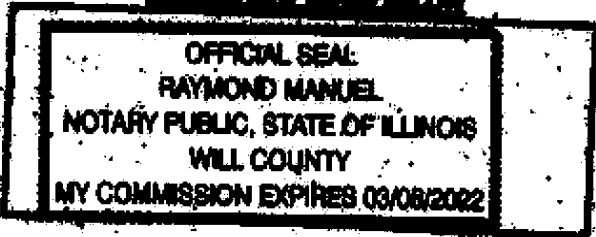
Subscribed and sworn to before me, Name of Notary Public:

Raymond Manuel

By the said (Name of Grantor)

On this date of 12/20/22

NOTARY SIGNATURE:



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTOR shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, or 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.

DATE: 12/21/22

SIGNATURE: [Signature]

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

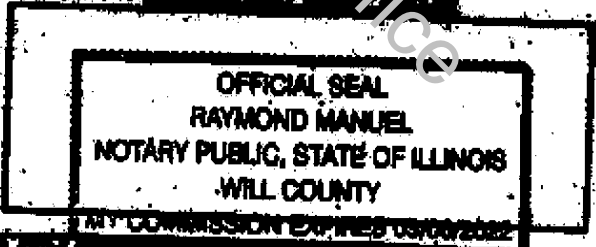
Subscribed and sworn to before me, Name of Notary Public:

Raymond Manuel

By the said (Name of Grantee)

On this date of 12/21/22

NOTARY SIGNATURE:



GENERAL LIABILITY NOTICE
Pursuant to Section 205-4000-4, 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 compliant with provisions of the Illinois Real Estate Transfer Act (65 ILCS 205/1-2))