

UNOFFICIAL COPY

Doc#: 2203212392 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 12:22 PM Pg: 1 of 3

WARRANTY DEED IN TRUST

Dec ID 20220101610782

**Exempt under 35 ILCS 200 /
31-45 Paragraph e of the Real
Estate Transfer tax**

Date:

Jan 22, 2022

By:

[Handwritten Signature]

THIS INDENTURE WITNESSETH that the grantors CARL MOSHOVITIS and MARIA MOSHOVITIS, husband and wife, of the Village of Northbrook, County of Cook and State of Illinois, for and in consideration of \$10,00 in hand paid, convey and warrant unto MARIA MOSHOVITIS and CARL K. MOSHOVITIS, Co-Trustees, or their successors in trust, under the MARIA MOSHOVITIS REVOCABLE TRUST dated January 22, 2022 and any amendments thereto, the beneficial interest of said trust, of which MARIA MOSHOVITIS and CARL K. MOSHOVITIS are the primary beneficiaries as to the homestead property, MARIA MOSHOVITIS and CARL K. MOSHOVITIS being husband and wife, said beneficial interest to be held as tenancy by the entirety pursuant to 735 ILCS 5/2-112 and 765 ILCS 1005/1c, (the "Grantee"), of 2571 Woodland Drive, Northbrook, Illinois 60062, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 1 IN BLOCK 7 IN WILLOW CREEK DEVELOPMENT CO'S SUBDIVISION OF LOT 13 AND THE WEST ½ OF LOT 14 IN SCHOOL TRUSTEES' SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTH EAST ¼ OF THE SOUTHEAST ¼ OF SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1956 AS DOCUMENT NUMBER 16739498 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 04-16-308-007

Address of Real Estate: 2571 Woodland Drive, Northbrook, Illinois 60062

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust(s) and for the uses and purposes in said trust agreement(s), as amended from time to time.

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The said grantors and grantees hereby expressly intend that their beneficial interests are to be held as tenants by the entirety despite the property being held in a revocable trust. (735 ILCS 5/12-112 & 765 ILCS 1005/1c).

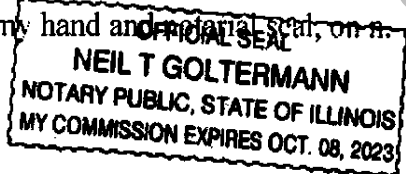
In Witness Whereof, the grantor(s) aforesaid has hereunto set their hands this 22nd day of January, 2022

Maria Moshovitis
Maria Moshovitis, Trustee

Carl K. Moshovitis
Carl K. Moshovitis, Trustee

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARIA MOSHOVITIS and CARL K. MOSHOVITIS, are 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 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 the homestead.

Given under my hand and notarial seal, on this _____ day of _____, 2022.


Neil T. Goltermann
(Notary Public)

TRUSTEE ACCEPTANCE

The Grantees, Maria Moshovitis, Trustee, and Carl K. Moshovitis, Trustee, of the Maria Moshovitis Revocable Trust dated January 22, 2022, hereby acknowledge and accept this conveyance.

Maria Moshovitis
Maria Moshovitis, Trustee

Carl K. Moshovitis
Carl K. Moshovitis, Trustee

Prepared By and Mail To:
Momkus LLP
Neil T. Goltermann
1001 Warrenville Road, Suite 500
Lisle, IL 60532

Name and Address of Taxpayer/
Address of Property:
Maria Moshovitis, Trustee
Carl K. Moshovitis, Trustee
2571 Woodland Drive
Northbrook, IL 60062

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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.

DATED: 01 | 22 | , 2022

SIGNATURE: [Signature]
GRANTOR of AGENT

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

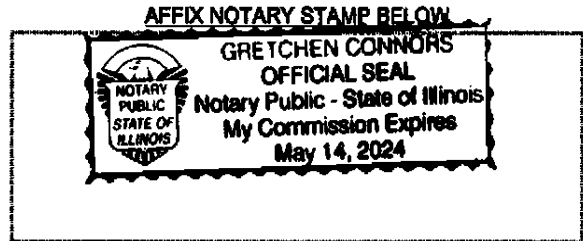
Subscribed and sworn to before me, Name of Notary Public:

Gretchen Connors

By the said (Name of Grantor): CARL MOSHOVITIS

On this date of: 01 | 22 | , 2022

NOTARY SIGNATURE: [Signature]



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

DATED: 01 | 22 | , 2022

SIGNATURE: [Signature]
GRANTEE of AGENT

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

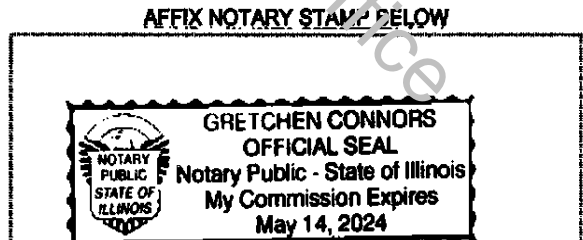
Subscribed and sworn to before me, Name of Notary Public:

Gretchen Connors

By the said (Name of Grantee): MARIA MOSHOVITIS

On this date of: 01 | 22 | , 2022

NOTARY SIGNATURE: [Signature]



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