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**This Instrument Prepared By
and Upon Recordation Return
To:**

Doc#: 2203939274 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 11:31 AM Pg: 1 of 4

**Barbara Condit Canning, Esq.
Canning & Canning LLC
1000 Skokie Blvd., Suite 355
Wilmette, IL 60091**

Dec ID 20220201618856

WARRANTY DEED IN TRUST

For the consideration of Ten Dollars, and other valuable consideration, we, JOAKIM WEIDEMANIS and ANNE WEIDEMANIS MAGI, husband and wife, of Winnetka, Illinois, do hereby CONVEY AND WARRANT to ANNE WEIDEMANIS MAGI as trustee OF THE ANNE WEIDEMANIS MAGI TRUST AGREEMENT DATED JULY 22, 2020 as amended from time to time, of Winnetka, IL, and unto all and every successor in trust or assign, all of my interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A attached hereto and made a part hereof

PROPERTY ADDRESS: 525 Sheridan Road, Kenilworth IL 60043

PERMANENT INDEX NUMBER: 05-22-100-030-0000; 05-22-100-039-0000; and 05-22-100-045-0000

Subject only to the following, if any: covenants, conditions, and restrictions of record; public utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2022

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IN WITNESS WHEREOF, the GRANTOR aforesaid executed this Warranty Deed in Trust on this 31st day of January, 2022.

GRANTOR:

X [Signature]
JOAKIM WEIDEMANIS

X [Signature]
ANNE WEIDEMANIS MAGI

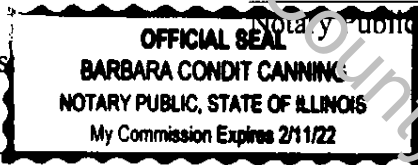
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Barbara Condit Canning, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOAKIM WEIDEMANIS and ANNE WEIDEMANIS MAGI, personally known or proven 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31st day of January, 2022.

[Signature]

My Commission Expires _____



Send Tax Bills To:
Anne Weidemanis Magi Trustee
525 Sheridan Road
Kenilworth IL 60043

COUNTY – ILLINOIS TRANSFER EXEMPTION
Exempt Under Provision of Paragraph e
Section 4, Real Estate Transfer Act
Date: 1/31/22
Signature: [Signature]

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EXHIBIT A
Legal Description

THE SOUTHEASTERLY 12 FEET OF LOTS 1 AND 2, AND ALL OF LOT 3, IN KELLER'S KENILWORTH SUBDIVISION OF LOT "A", (EXCEPT THE SOUTHEASTERLY 479.5 FEET THEREOF, PARALLEL WITH AND MEASURED PERPENDICULAR TO THE SOUTHEASTERLY LINE OF SAID LOT "A"), OF THE CONSOLIDATION OF LAND, IN THE SOUTH WEST 1/4 OF SECTION 22, AND THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1953, AND RECORDED NOVEMBER 4, 1953, AS DOCUMENT NUMBER 15762186, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
ASSOCIATION



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STATEMENT BY GRANTOR AND GRANTEE

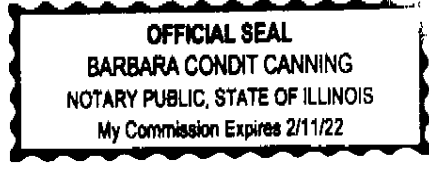
The grantor or her agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 4/31, 2022

X [Signature]
JOAKIM WEIDEMANIS
X [Signature]
ANNE WEIDEMANIS MAGI

Subscribed and sworn to before me this 31st
day of Jan, 2022.

[Signature]
(notary public)



The grantee or her 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 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 4/31, 2022

X [Signature]
ANNE WEIDEMANIS MAGI, Trustee

Subscribed and sworn to before me this 31st
day of Jan, 2022.

[Signature]
(notary public)



NOTE: 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