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Doc# 2204010073 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2022 02:46 PM PG: 1 OF 4

DEED INTO TRUST

MAIL TO:

Ray DeMaertelaere
1701 E. Woodfield Road, Suite 1101
Schaumburg, Illinois 60173

NAME & ADDRESS OF TAXPAYER:

John V. Francis
Christine A. Francis
1035 Alfini Drive
Des Plaines, IL 60016

THE GRANTORS, John V. Francis and Christine A. Francis, Husband and Wife of 1035 Alfini Drive, Des Plaines, IL 60016, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM fifty percent (50%) of the total undivided fee simple interest in the attached legally described property unto John V. Francis, Grantee, of 1035 Alfini Drive, Des Plaines, IL 60016 as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of January, 2022, and known as the John V. Francis, Jr. Revocable Living Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said Trust Agreement and fifty percent (50%) of the total undivided interest in the subject property unto Christine A. Francis, Grantee, of 1035 Alfini Drive, Des Plaines, IL 60016 as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of January, 2022, and known as the Christine A. Francis Revocable Living Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said Trust Agreement, said beneficial interests of said husband and wife to the homestead property to be held as Tenants by the Entirety, the following described real estate situated in the County of Cook State of Illinois, and legally described as follows:

**** See Attached Legal Description ****

Permanent Tax No: 09-19-216-020-0000

Known As: 1035 Alfini Drive, Des Plaines, IL 60016

SUBJECT TO: (1) Real estate taxes for the year 2021 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

Dated: January 13, 2022

John V. Francis
John V. Francis

Christine A. Francis
Christine A. Francis

City of Des Plaines
1/25/22
Exempt deed or instrument
eligible for recordation
without payment of tax.


\$ 1/2
1/2
1/2

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John V. Francis and Christine A. Francis, 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 that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of January, 2022.



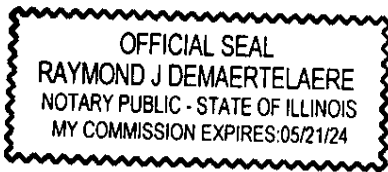
Notary Public

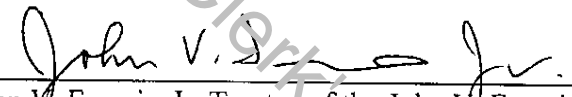
Commission expires _____

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act under Real Estate Transfer Law Tax 35 ILCS 00/31-45 sub paragraph (e) and Cook County Ordinance 93-0-27 paragraph (5) of Section 74-106; and


The undersigned Trustees hereby accept conveyance of the herein described real estate into the herein named Living Trust.

Dated: January 13, 2022.







John V. Francis, Jr. Trustee of the John W Francis, Jr. Revocable Living Trust



Christine A. Francis, Trustee of the Christine A. Francis Revocable Living Trust

This instrument was prepared by:
Ray J. DeMaertelaere
1701 E. Woodfield Road
Suite 1101
Schaumburg, IL 60173-5156
847-605-8155
email: ray.demar33@att.net

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).

REAL ESTATE TRANSFER TAX		08-Feb-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
09-19-216-020-0000		20220101610306 0-578-892-176	

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LEGAL DESCRIPTION
1035 ALFINI DRIVE
DESPAINES, IL 60016
PIN: 09-19-216-020-0000

LOT 15 IN ALFINI'S THIRD ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PART OF THE WEST 326 FEET OF THE EAST 506 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT LR1378849, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 | 13 | 20 22

SIGNATURE: *Christine Pleasants*
GRANTOR or AGENT

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

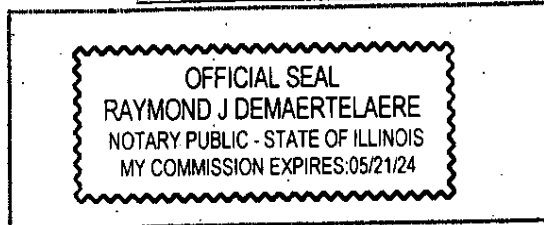
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Christine A. Francis*

On this date of: 01 | 13 | 20 22

NOTARY SIGNATURE: *Raymond J. Demaertelaere*

AFFIX NOTARY STAMP BELOW



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 | 13 | 20 22

SIGNATURE: *Christine Pleasants*
GRANTEE or AGENT

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

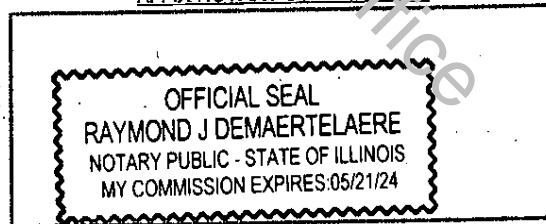
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 01 | 13 | 20 22

NOTARY SIGNATURE: *Raymond J. Demaertelaere*

AFFIX NOTARY STAMP BELOW



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)**