

UNOFFICIAL COPY



Doc# 2204522022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2022 11:27 AM PG: 1 OF 4

WARRANTY DEED Individuals to Trust

Grantors, ARTHUR M. REYNOLDS IV and AIMEE C. REYNOLDS, husband and wife, of 525 Thornwood Lane, Northfield, IL 60093, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to AIMEE C. REYNOLDS, not personally, but as trustee of the AIMEE C. REYNOLDS TRUST AGREEMENT DATED JANUARY 3, 2022, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

The South 273 feet of the East 1/2 of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification Number: 04-25-101-015-0000
Commonly known as: 525 Thornwood Lane, Northfield, IL 60093

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustees in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 02/01/2022 By: Arthur M. Reynolds, as agent

REAL ESTATE TRANSFER TAX

14-Feb-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-24-101-015-0000

| 20220201616818 | 0-395-659-664

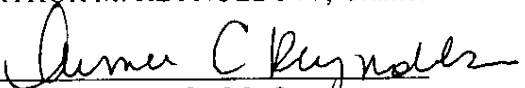
UNOFFICIAL COPY

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Northbrook, Illinois on the 1 day of February, 2022.


ARTHUR M. REYNOLDS IV, Grantor


AIMEE C. REYNOLDS, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the AIMEE C. REYNOLDS TRUST AGREEMENT DATED JANUARY 3, 2022.


AIMEE C. REYNOLDS, Trustee

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: 02 | 01 | 20 22

SIGNATURE: [Signature]
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:

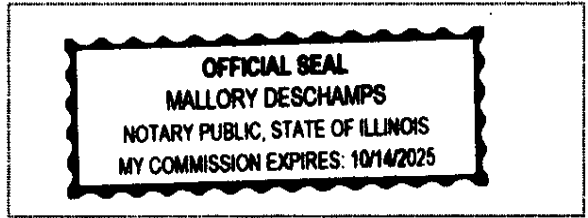
By the said (Name of Grantor): Agent Winnie Heggi

On this date of: 02 | 01 | 20 22

NOTARY SIGNATURE: [Signature]

Mallory Deschamps

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: 02 | 01 | 20 22

SIGNATURE: [Signature]
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:

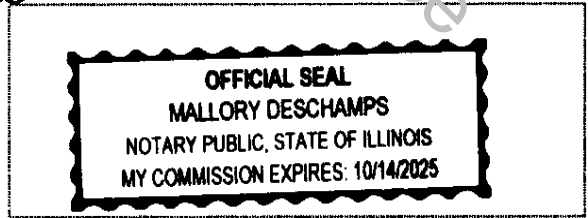
By the said (Name of Grantee): Agent Winnie Heggi

On this date of: 02 | 01 | 20 22

NOTARY SIGNATURE: [Signature]

Mallory Deschamps

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)**