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WARRANTY DEED Tenants by the Entirety to Trust



Doc# 2207522053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2022 12:48 PM PG: 1 OF 4

Grantors, THOMAS D. JOHNSON and KATHLEEN L. JOHNSON, husband and wife, of 912 Polo Ln., Glenview, Illinois 60025, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT an undivided one-half interest to THOMAS D. JOHNSON, not personally, but as trustee of the THOMAS D. JOHNSON TRUST AGREEMENT DATED FEBRUARY 1, 2022, or his successor or successors in trust, and an undivided one half interest to KATHLEEN L. JOHNSON, not personally, but as trustee of the KATHLEEN L. JOHNSON TRUST AGREEMENT DATED FEBRUARY 2, 2022, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

LOT 88 IN GEORGE F. NIXON AND CO'S POLO AND GOLF SUBDIVISION, A SUBDIVISION IN SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 04-36-313-014-0000

Commonly known as: 912 Polo Ln., Glenview, IL 60025-4442

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 trustee 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: 03/14/2022 By: Carrie Hersh, as agent

REAL ESTATE TRANSFER TAX

16-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-36-313-014-0000

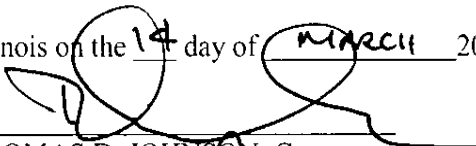
| 20220301651071 | 0-019-205-520

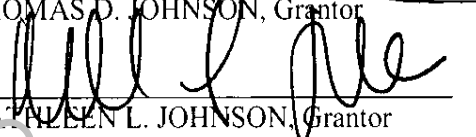
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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that 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.

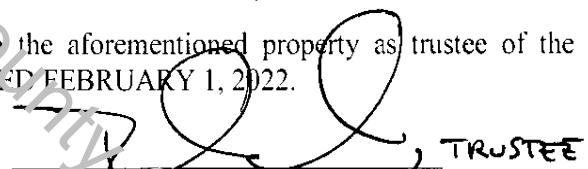
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal 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 NO. 4148 BROOK, Illinois on the 14 day of MARCH 2022.

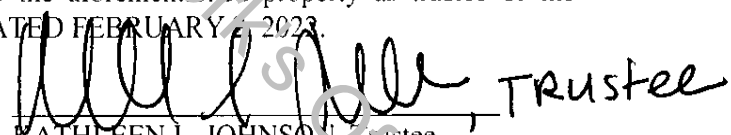

THOMAS D. JOHNSON, Grantor


KATHLEEN L. JOHNSON, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the THOMAS D. JOHNSON TRUST AGREEMENT DATED FEBRUARY 1, 2022.


THOMAS D. JOHNSON, Trustee

The undersigned hereby accepts legal title to the aforementioned property as trustee of the KATHLEEN L. JOHNSON TRUST AGREEMENT DATED FEBRUARY 1, 2023.


KATHLEEN L. JOHNSON, Trustee

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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: 3 | 14 | 2022

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: Nancy Moreno

By the said (Name of Grantor): Thomas D. Johnson

On this date of: 3 | 14 | 2022

NOTARY SIGNATURE: [Signature]

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: 3 | 14 | 2022

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: [Signature], Trustee

By the said (Name of Grantee): Kathleen L. Johnson, Trustee

On this date of: 3 | 14 | 2022

NOTARY SIGNATURE: [Signature]

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)**