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2215319046D Doc# 2215319046 Fee \$88.00

RHSP FEE:\$9.80 RPRF FEE: \$1.80
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 86/02/2022 11:39 AM PG: 1 OF 3

WARRANTY DEED Individual to Trust

Grantors, ERIC BRIESACEER AND CHRISTINA BRIESACHER, a husband and wife, of 1617 Woodlawn Avenue, Glenview, Minois 60025, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to CHRISTINA BRIESACHER, not personally, but as trustee of the CHRISTINA L. BRIESACHER TRUST AGREEMENT DATED MAY 3, 2022, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

THE WEST 75 FEET OF THE EAST 150 FEET OF THE NORTH 170.53 FEET OF THAT PART OF THE SOUTH WEST QUARTER OF LOT 10 LYING WEST OF THE EAST 4 ACRES OF SAID SOUTH WEST QUARTER OF LOT 10 IN WILLIAM KOAD'S SUBDIVISION OF SECTION 26 AND SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 04-26-407-015-0000

Commonly known as: 1617 Woodlawn Avenue, Glenview, Ilii 1013 60025

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 project, 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.

REAL ESTATE TRANSFER TAX	X	02-Jun-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

04-26-407-015-0000 20220501627403 1-996-603-472

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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 bene act ary 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 25 day of	May 2022.
Ox	Subtah
	ERIC BRIESACHER, Grantor
0/2	Christna Briesache
\mathcal{T}_{α}	CHRISTINA BRIESACHER, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the CHRISTINA L. BRIESACHER TRUST AGREEMENT DATED MAY 3, 2022.

CHRISTINA BRIESACHER, Trustee

STATE OF ILLINOIS) ss: COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that CHRISTINA BRIESACHER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25 day of Maix

OFFICIAL SEAL
MALLORY DESCHAMPS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/14/2025

Prepared by and Mail To:

The Wochner Law Firm 707 Skokie Blvd., Suite 500 Northbrook, IL 60062

Send Tax Bills To: Grantees Address Eric & Christina Briesacher 1617 Woodlawn Avenue

Gelnview, IL 60025

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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: ()5

SIGNATURE:

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

Subscribed and puor., to before me, Name of Notary Public:

By the said (Name of Grantor):

On this date of: 05

Mallor

OFFICIAL SEAL MALLORY DESCHAMPS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/14/2025

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, ar. 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: 05

SIGNATURE:

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) Briesacher

On this date of: O

OFFICIAL SEAL **MALLORY DESCHAMPS** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/14/2025

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)

rev. on 10.17.2016