

UNOFFICIAL COPY

Doc#: 2223834262 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2022 12:56 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

Prepared by and Mail to:
William F. Knee
THE KNEE LAW FIRM, LTD.
103 W. Prospect Ave.
Mount Prospect, IL 60056

Dec ID 20220801620905

THE GRANTOR, Maureen B. Jennings, an unmarried person, of the Village of Mount Prospect, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto as Maureen Jennings, Trustee of the Maureen Jennings Revocable Trust Agreement dated July 28, 2022, of 716 N. Russell Street, Mount Prospect, IL 60056, as to all their right, title and interest in the following described real estate in the County of Cook and State of Illinois, to Wit:

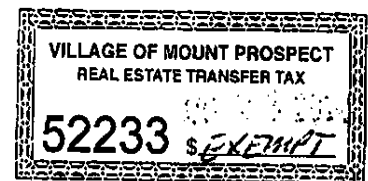
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 03-34-104-028-0000
Address(es) of Real Estate: 716 N. Russell Street, Mount Prospect, IL 60056

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.



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In WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set her hand and seal on the date stated herein.

Date: August 15, 2022

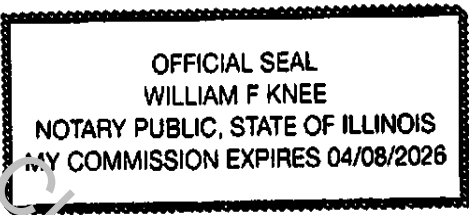
Maureen B. Jennings (SEAL)
Maureen B. Jennings

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maureen Jennings, 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this August 15, 2022

William F. Knee
NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE
or

This transaction is exempt from the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

William F. Knee Date: August 15, 2022
Seller or Representative

Mail Subsequent Tax Bills to:
Maureen Jennings, Trustee
716 N. Russell Street
Mount Prospect, IL 60056

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LEGAL DESCRIPTION

of the property commonly known as: 716 N. Russell Street, Mount Prospect, IL 60056

THE SOUTH 49 FEET OF LOTS 1 TO 5, AND ALL VACATED ALLEY LYING SOUTH OF ADJOINING THE NORTHWEST $\frac{1}{4}$, AND THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-34-104-028-0000

Property of Cook County Clerk's Office

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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: 8 | 25 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

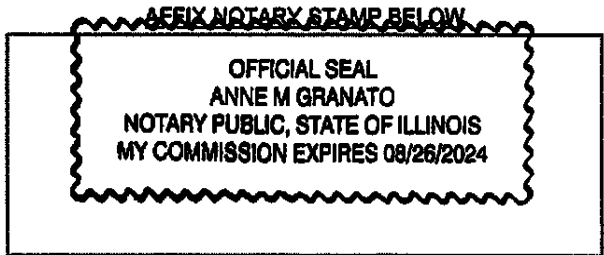
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Anne M. Granato

By the said (Name of Grantor): William F. Knee, as agent for Maureen B Jennings

On this date of: 8 | 25 | 2022

NOTARY SIGNATURE: [Signature]



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: 8 | 25 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

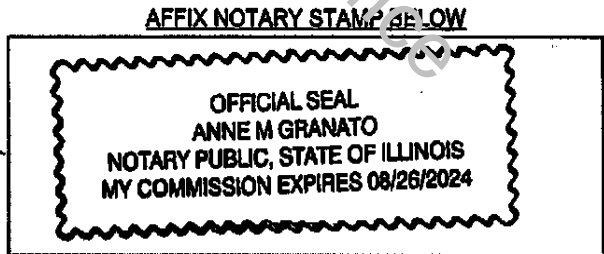
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Anne M. Granato

By the said (Name of Grantee): William F. Knee, as agent for Maureen Jennings, Trustee

On this date of: 8 | 25 | 2022

NOTARY SIGNATURE: [Signature]



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)