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Doc# 2227722050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2022 03:18 PM PG: 1 OF 5

WARRANTY DEED Individuals to Trust

Grantors, JEFFREY N. CWFN and JANET R. GATES, husband and wife, of 33 Regent Wood Road, Northfield, IL 60093, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT an undivided interest to JANET R. GATES, not personally, but as trustee of the JANET R. GATES 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:

Legal (SEE EXHIBIT A)

Parcel Identification Number: 04-23-402-064-0000

Commonly known as: 33 Regent Wood Road, Northfield, IL 60093-2728

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: 9/27/22 By:

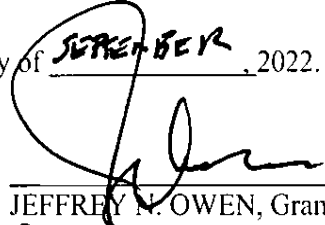
REAL ESTATE TRANSFER TAX		04-Oct-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
04-23-402-064-0000	20221001656041	1-127-206-480

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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 NORTHBROOK, Illinois on the 27th day of SEPTEMBER, 2022.


JEFFREY N. OWEN, Grantor


JANET R. GATES, Grantor

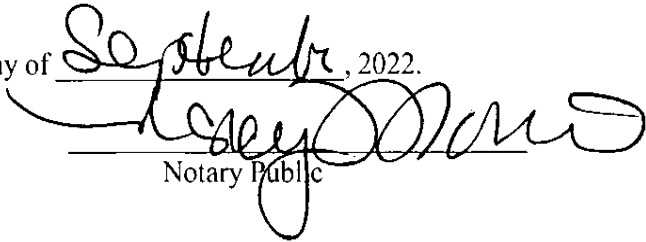
The undersigned hereby accepts legal title to the aforementioned property as trustee of the JANET R. GATES TRUST DATED MAY 3, 2022.


JANET R. GATES, Trustee

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STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JEFFREY N. OWEN and JANET R. GATES, 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 notarial seal this 27 day of September, 2022.


Notary Public

Prepared by and Mail To:
Heggie Wochner Law Firm
707 Skokie Blvd., Suite 500
Northbrook, IL 60062

Send Tax Bills To:
Janet R. Gates, Grantee
33 Regent Wood Road
Northfield, IL 60093

Property of Cook County Clerk's Office

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Exhibit A

**Legal Description
33 Regent Wood Rd
Northfield, IL 60093**

LOT 33 IN COURTS OF REGENT WOODS, UNIT 2, A PLANNED UNIT DEVELOPMENT SUBDIVIDING PARTS OF LOTS 25, 26 AND WEST ½ OF LOT 27 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SET FORTH ON PLAT OF COURTS OF REGENT WOODS, UNIT 2, PLANNED UNIT DEVELOPMENT RECORDED JULY 13, 1987 AS DOCUMENT 87390231 AS REVISED BY AMENDMENT RECORDED JANUARY 8, 1990 AS DOCUMENT 90010322.

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN COURTS OF REGENT WOOD, UNIT 1, A SUBDIVISION OF PARTS OF LOTS 25, 26 AND THE WEST ½ OF LOT 27 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND OUTLOT "B" IN COURTS OF REGENT WOOD, UNIT 2, AFORESAID, AS SET FORTH IN THE ENVIRONMENTAL PRESERVATION DECLARATION FOR THE COURTS OF REGENT WOOD RECORDED AUGUST 25, 1989 AS DOCUMENT 89389821 AND PLAT OF SUBDIVISION OF COURTS OF REGENT WOOD, UNIT 1, RECORDED JULY 15, 1987 AS DOCUMENT 87390231, AND AS CREATED BY DEED FROM GLENVIEW STATE BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1987, KNOWN AS TRUST NUMBER 3085 TO LAWRENCE ZALUSKY AND ELAINE ZALUSKY, RECORDED AS DOCUMENT 90010323.

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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: 9/27/2022

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:

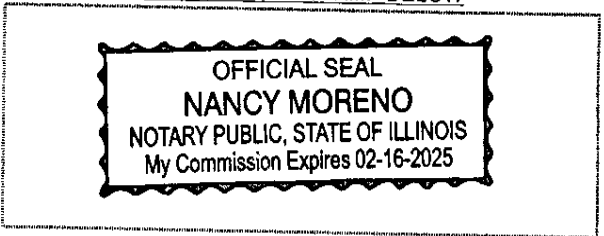
Nancy Moreno

By the said (Name of Grantor): Jeffrey Owen

AFFIX NOTARY STAMP BELOW

On this date of: 9/27/2022

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: 9/27/2022

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:

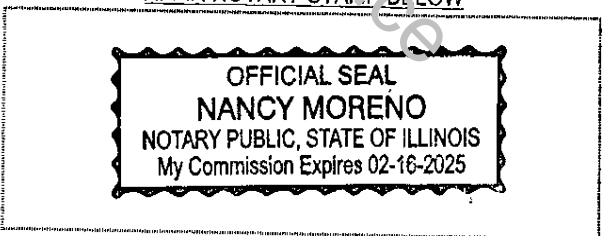
Nancy Moreno

By the said (Name of Grantee): Janet Gates

AFFIX NOTARY STAMP BELOW

On this date of: 9/27/2022

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)