

# UNOFFICIAL COPY



\*2228422053D\*

Doc# 2228422053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/11/2022 03:45 PM PG: 1 OF 4

## WARRANTY DEED Individuals to Trust

Grantor, MARGARETA M. BROWN, an unmarried woman, of 2000 Chestnut Ave., Unit 210, Glenview, IL 60025, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to MARGARETA M. BROWN, not personally, but as trustee of the MARGARETA M. BROWN TRUST DATED SEPTEMBER 1, 2022, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 2000-210, IN VALLEY LO TOWERS 1 CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 1 IN KROHN'S CHESTNUT AVENUE SUBDIVISION AND VARIOUS EASEMENTS APPURTENANT THERETO, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 85071097, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93507423, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 37B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 93507423.

Parcel Identification Number: 04-26-100-049-1080

Commonly known as: 2000 Chestnut Ave., Unit 210, Glenview, IL 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 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.

### REAL ESTATE TRANSFER TAX

11-Oct-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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

Date: 10/05/22 By: [Signature]

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 5 day of October, 2022.

[Signature]  
MARGARETA M. BROWN, Grantor

The undersigned hereby accepts legal title to the afore mentioned property as trustee of the MARGARETA M. BROWN TRUST AGREEMENT DATED SEPTEMBER 1, 2022.

[Signature]  
MARGARETA M. BROWN, 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 MARGARETA M. BROWN, 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 5 day of October, 2022



*Nancy Moreno*  
 Notary Public

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

**Send Tax Bills To Grantee:**  
 Margareta M. Brown, Grantee  
 2000 Chestnut Avenue, Unit 210  
 Glenview, 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: 10 | 15 | 2022

SIGNATURE: Margareta A Brown  
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:

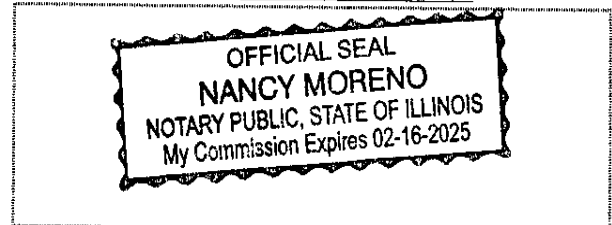
Nancy Moreno

By the said (Name of Grantor): MARGARETA BROWN

On this date of: 10 | 15 | 2022

NOTARY SIGNATURE: Nancy Moreno

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: 10 | 15 | 2022

SIGNATURE: Margareta A Brown  
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:

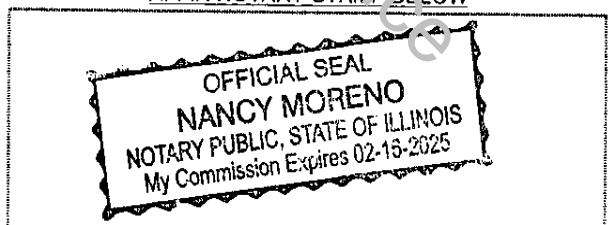
Nancy Moreno

By the said (Name of Grantee): MARGARETA BROWN

On this date of: 10 | 15 | 2022

NOTARY SIGNATURE: Nancy Moreno

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)**)