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UNOFFICIAL COPY

Doc#: 2303306164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2023 11:35 AM Pg: 1 of 5

This Instrument was Prepared by:

Laurence M. Cohen, P.C.
Attorney and Counselor at Law
1017 W. Golf Road
Hoffman Estates, Illinois 60169

Dec ID 20230201644668
ST/CO Stamp 1-794-631-504

After Recording Return to:

Dr. and Mrs. Sidney S. Cohen
6 South Cove
South Barrington, Illinois 60010

Mail Subsequent Tax Bills to:

Dr. and Mrs. Sidney S. Cohen
6 South Cove
South Barrington, Illinois 60010

WARRANTY DEED IN TRUST

THIS INDENTURE, made this 26th day of January, 2023 between **Inis Y. Cohen, as Trustee of the Inis Y. Cohen Revocable Trust Agreement dated August 13, 1999**, The Grantor, of the Village of South Barrington, County of Cook, and the State of Illinois —AND— Sidney S. Cohen and Inis Y. Cohen, as Trustees of the Sidney S. Cohen Revocable Trust Agreement dated August 13, 1999, in fee simple title, The Grantees, of 6 South Cove, South Barrington, Illinois 60010.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereby Conveys and Warrants unto the Grantees, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 676 Bent Ridge Lane, Elgin, Illinois 60120

Permanent Real Estate Index Number: 06-07-405-019-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[Signature and Notary Page to Follow]

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Exempt under Provision of Paragraph (E) Section (4) of the Real Estate Transfer Act

Date: January 26, 2023.

Signature: *Inis Y. Cohen*
Duly Authorized Representative

DATE EFFECTIVE as of this 26th day of January, 2023.

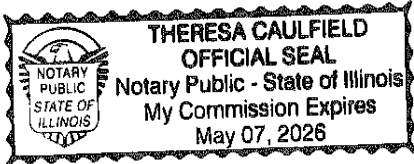
Inis Y. Cohen, as Trustee of the Inis Y. Cohen Revocable Trust Agreement dated August 13, 1999

By: *Inis Y. Cohen*
Inis Y. Cohen, as Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Inis Y. Cohen, not personally, but as Trustee, as aforesaid, and 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 as such Trustee, she signed, sealed, and delivered the said instrument, as her free and voluntary act in her capacity as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of January, 2023.



[Signature]
NOTARY PUBLIC

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOT 17, IN COBBLER'S CROSSING UNIT 3, BEING A SUDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1989 AS DOCUMENT NUMBER 89-328812, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 44 DEGREES, 51 MINUTES, 21 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17, 98.77 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTH 48 DEGREES, 38 MINUTES, 03 SECONDS WEST, 120.42 FEET TO THE NORTHERLY LINE OF SAID LOT 17; THENCE SOUTH 81 DEGREES, 15 MINUTES, 17 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 17, 14.33 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 43 DEGREES, 47 MINUTES, 28 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 17, 18.29 FEET; THENCE SOUTH 48 DEGREES, 38 MINUTES, 03 SECONDS EAST, 108.94 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 8.02 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 44 DEGREES, 51 MINUTES, 21 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17, 18.02 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PERMANENT REAL ESTATE INDEX NUMBER: 06-07-405-019-0000

PROPERTY ADDRESS: 676 BENT RIDGE LANE, ELGIN, IL 60120

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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: 01 | 26 | 2023

SIGNATURE: *Tracy Cohen*
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:

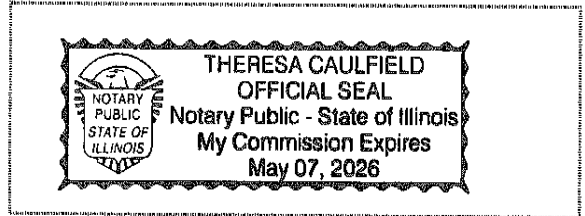
Theresa Caulfield

By the said (Name of Grantor): *Tracy Cohen*

On this date of: 01 | 26 | 2023

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: 01 | 26 | 2023

SIGNATURE: *Tracy Cohen*
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:

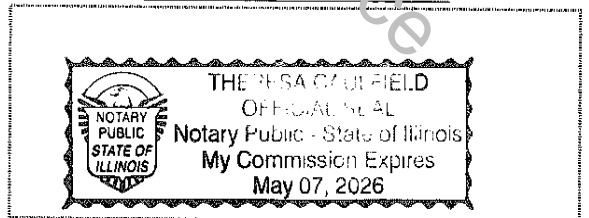
Theresa Caulfield

By the said (Name of Grantee): *Tracy Cohen*

On this date of: 01 | 26 | 2023

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)**)

UNOFFICIAL COPY

CITY OF ELGIN

REAL ESTATE TRANSFER STAMP

APPLICATION FORM

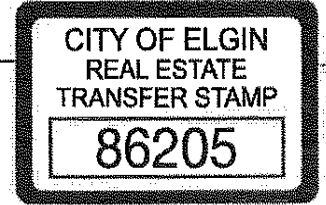
1/27/23

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or more Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-951-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 676 Bent Ridge, Elgin, IL 60120
Street Zip Code

Permanent Property Index No.: 06-07-405-019-0000

Date of Deed January 26, 2023 Type of Deed: Warranty Deed in Trust

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR

Inis Cohen, as Trustee 6 South Cove, South Barrington, IL 60010
Name Address, City, State, Zip
[Signature] 1/27/23
Signature Date Signed

GRANTEE

Inis Cohen and Sidney Cohen, as Trustees 6 South Cove, South Barrington, IL 60010
Name Address, City, State, Zip
[Signature] 1/27/23
Signature Date of Signature