

a

# UNOFFICIAL COPY

Doc#: 2303306166 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2023 11:35 AM Pg: 1 of 4

**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 20230201644708  
ST/CO Stamp 0-972-285-776

**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

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## WARRANTY DEED IN TRUST

THIS INDENTURE, made this 26<sup>th</sup> 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: 150 Cripple Creek Court, Schaumburg, Illinois 60194

Permanent Real Estate Index Number: 06-24-209-022-1083

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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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 24-150-3 IN RED ROCK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS IN RED ROCK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 21, 1994 AS DOCUMENT NO. 94904881 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT REAL ESTATE INDEX NUMBER: 06-24-209-022-1083

PROPERTY ADDRESS: 150 CRIPPLE CREEK COURT, SCHAUMBURG, IL 60194

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: 01 | 26 | 2023

SIGNATURE: *Daisy Y. 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): *Daisy Y. 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: *Daisy Y. 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:

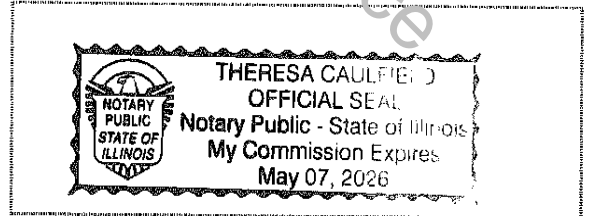
*Theresa Caulfield*

By the said (Name of Grantee): *Daisy Y. 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)**)