

UNOFFICIAL COPY

This Instrument was Prepared by:

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

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, Elizavis 60010 Doc#. 2303306166 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/02/2023 11:35 AM Pg: 1 of 4

Dec ID 20230201644708 ST/CO Stamp 0-972-285-776

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 asknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustes 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]

2303306166 Page: 2 of 4

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

Date:

January 26th, 2023.

Signature:

Duly Authorized Representative

REAL ESTATE TRANSFER STAMP

VILLAGE OF SCHAUMBURG

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: Jin y laker

STATE OF ILLINOIS

) 53

COUNTY OF KANE

I, the undersigned, a Nota v 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 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.

THERESA CAULFIELD
OFFICIAL SEAL
Notary Public - State of Illinois
STATE OF
ALMOIS
THE STATE OF
My Commission Expires
May 07, 2026

NOTARY PUBLIC

2303306166 Page: 3 of 4

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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 DECLAR ATION 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 FSTATE INDEX NUMBER: 06-24-209-022-1083

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

RIPA COUNTY CLOTA'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

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DATED: 01 26 , 20 23	SIGNATURE: Just 4. leder
	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:	Meresa Cro-FiceD
By the said (Name of Granto.):	AFFIX NOTARY STAMP BELOW
On this date of: 01 26 2023 NOTARY SIGNATURE:	THERESA CAULFIELD OFFICIAL SEAL PUBLIC STATE OF MULLINOIS My Commission Expires May 07, 2026
<u>GRANTEE SECTION</u>	
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 prisor and authorized to do business or	
acquire and hold title to real estate under the laws of the State of Illinois.	
DATED: 01 26 , 20 23	SIGNATURE: Jr. 4 asher
GRANTEE or AGENT	
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANT'S signature.	
Subscribed and sworn to before me, Name of Notary Public:	Therese Courses
By the said (Name of Grantee):	AFFIX NOTARY STAMP BULOW
On this date of: 01 26 , 20 23	THERESA CAULFIELD
NOTARY SIGNATURE:	Notary Public - State of Illinois State of My Commission Expires May 07, 2026

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)