

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2023 11:35 AM Pg: 1 of 4

Dec ID 20230201644661
ST/CO Stamp 0-989-325-136

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, IL 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 19th day of January, 2023, between Sidney S. Cohen, individually, Inis Y. Cohen, individually, as Husband and Wife, of 6 South Cove, South Barrington, Illinois, and **Inis Y. Cohen, as Trustee of the Inis Y. Cohen Revocable Trust Agreement dated August 13, 1999**, The Grantors, 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 Grantee, of 6 South Cove, South Barrington, Illinois 60010.

WITNESSETH, that Grantors, 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 Grantors as said Trustee and of every other power and authority the Grantors 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: 6 South Cove, South Barrington, Illinois 60010

Permanent Real Estate Index Number: 01-26-300-028-0000

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 19, 2023.

Signature: *Inis Y. Cohen*
Duly Authorized Representative

DATE EFFECTIVE as of this 19th 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

Inis Y. Cohen, individually.

By: *Inis Y. Cohen*
Inis Y. Cohen

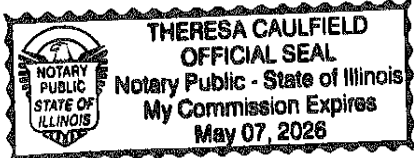
Sidney S. Cohen, individually.

By: *Sidney S. Cohen*
Sidney S. Cohen

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 Sidney S. Cohen, Inis Y. Cohen, as an individual and Inis Y. Cohen, not personally, but as Trustee, as aforesaid, and 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 acts as individuals and in Inis Y. Cohen, as her capacity as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of January, 2023.



[Signature]
NOTARY PUBLIC

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EXHIBIT A

LEGAL DESCRIPTION

LOT 149 IN THE COVES OF SOUTH BARRINGTON UNIT 6, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 01-26-300-028-0000

PROPERTY ADDRESS: 6 SOUTH COVE, SOUTH BARRINGTON, IL 60010

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 | 19 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

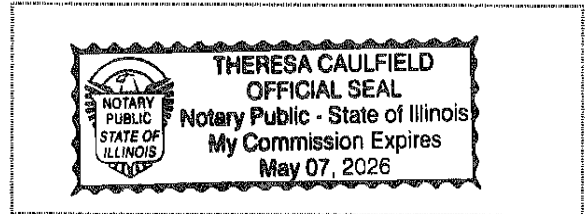
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 01 | 19 | 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 | 19 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

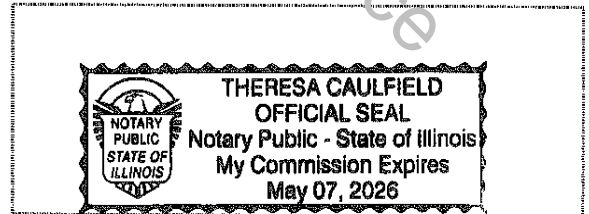
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 01 | 19 | 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)**)