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Doc# 2306646285 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/07/2023 04:07 PM PG: 1 OF 5

Property of Cook County Clerk's Office

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, CHRISTINE BOURQUIN, of the Village of Wheeling, County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT unto HELEN CHRISTINE BOURQUIN a/k/a CHRISTINE BOURQUIN, whose address is: 40 Prairie Park Drive Wheeling, IL 60090

as Trustee under the provisions of a Trust Agreement dated the 7th day of April, 2000, and any amendments thereto and known as the HELEN CHISTINE BOURQUIN TRUST (and in the event of the death, resignation, refusal or inability of either of said Grantee to act as such Trustee, the Successor in trust with like powers, duties an authorities as are vested in the said grantee as such Trustee), the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit number 2-306 and P-2-79 in Prairie Park at Wheeling Condominium, as delineated on a plat of survey of the following described tract of land: that part of Lot One (1) in Prairie Park at Wheeling Subdivision of parts of the North one-half (N 1/2) of Section Two (§2), Township forty-two (42) North, Range Eleven (11) east of the Third Principal Meridian, in Cook County, Illinois. Which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 3, 2005, as document number 0506203148; together with its undivided percentage interest in the common elements.

The exclusive right to use storage space S-2-79, a limited common element, as delineated on a survey attached to the declaration recorded as document number 0506203148.

S Y
P 5
S Y-1
SC Y
INTEK

REAL ESTATE TRANSFER TAX 03-Mar-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

03-02-100-054-0000 | 20230201644198 | 1-060-700-368



Real Estate Transfer Approved

Initials MC Date 2/21/23
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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Also described as:

Unit 2-306; parking space P-2-79; Storage locker: S-2-79 at 40 Prairie Park Drive, Wheeling, Cook County, Illinois 60090

PIN: 03-02-100-054-0000

PROPERTY ADDRESS: 40 Prairie Park Drive, Wheeling, IL 60090

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

Helen Christine Bergin
Signature of Buyer, Seller or Representative

12/2/22
Date

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options of purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold,

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leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery thereof the trust created by this Indenture and by said 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 in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations" or words of similar import, in accordance with statute in such case made and provided.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid have hereunto set her hand and seal this 2nd day of December, 2022.

Helen Christine Bourquin

Helen Christine Bourquin

STATE OF ILLINOIS)
)
JO DAVIESS COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO CERTIFY THAT HELEN CHRISTINE BOURQUIN, personally known to me to be the

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same person whose name is subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 2nd day of December, 2022.



Barbara F. Hendren

Notary Public

Future Taxes to Grantee's Address: 40 Prairie Park Drive, Unit 2-306, Wheeling, IL 60090

This instrument was prepared by and should be returned to: Mary M. Vincent, Vincent, Roth, Toepfer & Leinen, P.C., 125 East Main Street, P.O. Box 685, Warren, Illinois 61087-0685

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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: 12 1 29 2022

SIGNATURE: Christine Bourquin
GRANTOR or AGENT

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

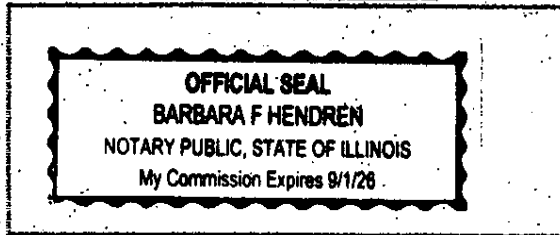
Subscribed and sworn to before me, Name of Notary Public: Barbara F. Hendren

By the said (Name of Grantor): Christine Bourquin

AFFIX NOTARY STAMP BELOW

On this date of: 12 1 29 2022

NOTARY SIGNATURE: Barbara F. Hendren



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: 12 1 29 2022

SIGNATURE: Helen Christine Bourquin aka Christine Bourquin
GRANTEE or AGENT

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

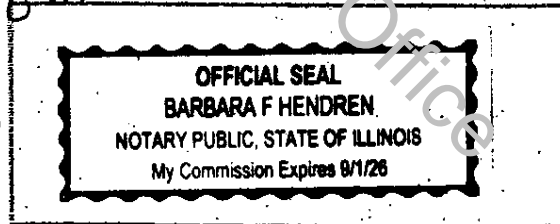
Subscribed and sworn to before me, Name of Notary Public: Barbara F. Hendren

By the said (Name of Grantee): Helen Christine Bourquin aka Christine Bourquin

AFFIX NOTARY STAMP BELOW

On this date of: 12 1 29 2022

NOTARY SIGNATURE: Barbara F. Hendren



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)**