

UNOFFICIAL COPY

Doc#: 2307613213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 11:41 AM Pg: 1 of 4

SWARRANTY DEED IN TRUST

Prepared by and Mail to:
William F. Knee
THE KNEE LAW FIRM, LTD.
103 W. Prospect Ave.
Mount Prospect, IL 60056

Dec ID 20230301675016

THE GRANTORS, Steven P. Cortese and Theresa L. Cortese husband and wife, of the Village of Mt. Prospect, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Theresa Cortese and Steven Cortese, Trustees of the Theresa Cortese Revocable Trust Agreement dated January 19, 2023, of 220 N Marcella Rd, Mt. Prospect, IL 60056, as to an undivided one-half interest and Steven Cortese and Theresa Cortese, Trustees of the Steven Cortese Revocable Trust Agreement dated January 19, 2023, of 220 N Marcella Rd, Mt. Prospect, IL 60056, as to an undivided one-half interest in the following described real estate in the County of Cook and State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

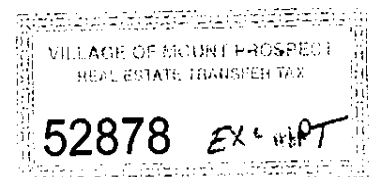
the beneficial interest of said trusts being held by Steven P. Cortese and Theresa L. Cortese, husband and wife, as tenancy by the entirety.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 03-35-419-012-0000, 03-35-401-085-0000
Address(es) of Real Estate: 220 N Marcella Rd, Mt. Prospect, IL 60056

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

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.



UNOFFICIAL COPY

In WITNESS WHEREOF, the GRANTORS aforesaid has hereunto set their hand and seal on the date stated herein.

Date: March 9, 2023

 (SEAL)
Steven P. Cortese

 (SEAL)
Theresa L. Cortese

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven P. Cortese and Theresa L. Cortese, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

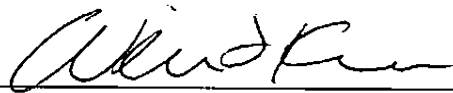
Given under my hand and official seal this March 9, 2023


NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE
or

This transaction is exempt from the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

 Date: March 9, 2023
Seller or Representative

Mail Subsequent Tax Bills to:
Steven P. Cortese and Theresa L. Cortese, Trustees
220 N Marcella Rd
Mt. Prospect, IL 60056

UNOFFICIAL COPY

Legal Description

220 N Marcella, Mount Prospect, IL 60056
PIN: 03-35-419-012-0000 and 03-35-401-085-0000

PARCEL 1

LOT 32 IN CALLERO AND CANTINO'S ST. EMILY'S RESUBDIVISION, BEING IN THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 29, 1970, AS DOCUMENT NUMBER 2528274 IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE WEST 50 FEET OF THE EAST 366 FEET OF LOT 9 IN C.A. GOELZ' PROSPECT GARDENS, (HEREINAFTER DESCRIBED) WHICH LIES WEST OF AND ADJOINING LOT 32 IN CALLERO AND CATINO'S ST. EMILY'S RESUBDIVISION IN THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{4}$ OF THE SOUTHEAST SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 32 EXTENDED WEST AND WHICH LIES NORTH OF THE SOUTH LINE OF SAID LOT 32 EXTENDED WEST, IN SAID C.A. GOELZ' PROSPECT GARDENS, BEING A SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$, TOGETHER WITH THE EAST $\frac{2}{3}$ OF THE NORTH $\frac{3}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

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: 3 | 9 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

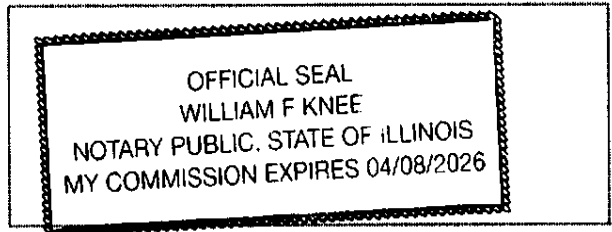
Subscribed and sworn to before me, Name of Notary Public: William F. Knee

By the said (Name of Grantor): Steven P. Cortese

On this date of: 3 | 9 | 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: 3 | 9 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

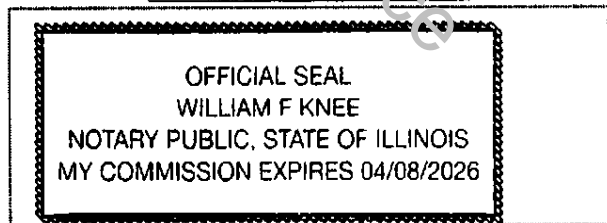
Subscribed and sworn to before me, Name of Notary Public: William F. Knee

By the said (Name of Grantee): Steven P. Cortese, Trustee

On this date of: 3 | 9 | 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)**)