

# UNOFFICIAL COPY

Doc#: 2311719155 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/27/2023 03:51 PM Pg: 1 of 4

## WARRANTY 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 20230401606504

THE GRANTORS, Michael J. Trachsel and Michelle R. Trachsel husband and wife, of the Village of Mount 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 Michelle R. Trachsel and Michael J. Trachsel, Sr., Trustees of the Michelle R. Trachsel and Michael J. Trachsel, Sr. Trust dated April 24, 2023, of 220 N Eastwood Ave, Mt Prospect, IL 60056, as to all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to Wit:

### SEE ATTACHED LEGAL DESCRIPTION

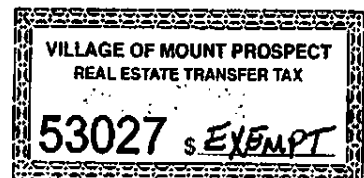
the beneficial interest of said trusts being held by Michael J. Trachsel and Michelle R. Trachsel, husband and wife, as tenancy by the entirety.

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

Permanent Real Estate Index Number(s): 03-34-310-012-0000  
Address(es) of Real Estate: 220 N Eastwood Ave, Mount 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.



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

Date: April 24, 2023

*Michael J. Trachsel* (SEAL)  
Michael J. Trachsel

*Michelle R. Trachsel* (SEAL)  
Michelle R. Trachsel

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 Michael J. Trachsel and Michelle R. Trachsel, 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 April 24, 2023

*William F. Knee*  
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.

*William F. Knee* Date: April 24, 2023  
Seller or Representative

Mail Subsequent Tax Bills to:  
Michael and Michelle Trachsel, Trustees  
220 N Eastwood Ave  
Mount Prospect, IL 60056

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## LEGAL DESCRIPTION

of the property commonly known as: 220 N Eastwood Ave, Mount Prospect, IL 60056

LOT 1 IN BLOCK 15 IN PROSPECT MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH  $\frac{3}{4}$  OF THE WEST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED MARCH 6, 1926, AS DOCUMENT NO. 9199191, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-34-310-012-0000

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: 4 | 24 | 2023

SIGNATURE: *Michael J. Traschel*  
GRANTOR or AGENT

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

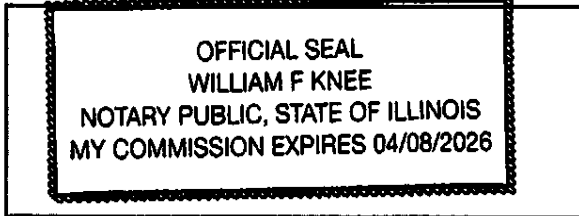
Subscribed and sworn to before me, Name of Notary Public: William F. Knee

By the said (Name of Grantor): Michael J. Traschel

On this date of: 4 | 24 | 2023

NOTARY SIGNATURE: *William F. Knee*

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: 4 | 24 | 2023

SIGNATURE: *Michael J. Traschel*  
GRANTEE or AGENT

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

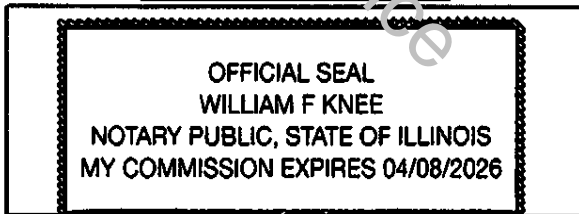
Subscribed and sworn to before me, Name of Notary Public: William F. Knee

By the said (Name of Grantee): Michael J. Traschel, Trustee

On this date of: 4 | 24 | 2023

NOTARY SIGNATURE: *William F. Knee*

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)**)