

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Doc#: 2313108009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 09:13 AM Pg: 1 of 3

Dec ID 20230501617953

PREPARED BY AND MAIL TO:

Gregory A. MacDonald
PLUYMERT, MACDONALD & HARGROVE, LEE & LTD.
701 Lee Street, Suite 680
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:


CLAUDIA B. VIGNOLA
184A Country Club Drive
Prospect Heights, Illinois 60070

THE GRANTOR, CLAUDIA VIGNOLA, a widow, of 184A Country Club Drive, Prospect Heights, Illinois 60070, in the County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, CLAUDIA B. VIGNOLA, as trustee of the CLAUDIA B. VIGNOLA 2023 TRUST, under Trust Agreement dated April 28, 2023, (hereinafter referred to as "said Trustee," regardless of the number of Trustees) of 184A Country Club Drive, Prospect Heights, Illinois 60070, in the County of Cook, and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

UNIT 1-2-194-R-S IN ROB ROY COUNTRY CLUB VILLAGE, A CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTH ½ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26410009, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Exempt under provisions of Paragraph E, of Section 31-45 of the Real Estate Transfer Tax Law.

4-28-23
Date


Grantor or Agent

Permanent Real Estate Index Number(s): 03-26-100-015-1258

Address(es) of Real Estate: 184A Country Club Drive, Prospect Heights, Illinois 60070

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.

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 to 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 charges 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

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STATEMENT BY GRANTOR AND GRANTEE

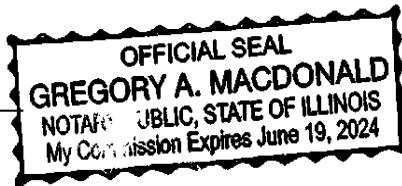
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 title to real estate under the laws of the State of Illinois.

4-28-23
Date

Signature: *Clara B. Bignola*
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this April 28, 2023.

Gregory A. MacDonald
Notary Public



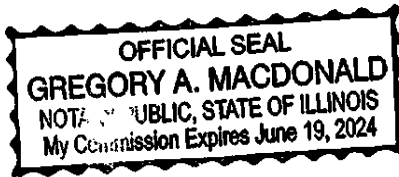
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

4-28-23
Date

Signature: *Clara B. Bignola*
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this April 28, 2023.

Gregory A. MacDonald
Notary Public



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)