DEED IN TRUST - TENANTS BY THE ENTIRETY Doc#. 2317806014 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/27/2023 09:20 AM Pg: 1 of 5

Dec ID 20230601657112

Name & address of Grantee (& send future tax bills to): Richard B. DiVerde & Christine Anderson, Trustees 1716 Wildberry Drive, Unit G, Glenview, IL 60025

This deed was prepared by (& upon Recordation, mail to): Matlin Law Group, P.C. Attorney & Counselors at Law 500 Skokie Blvd., Suite 100 Northbrook, IL 60662

(The space above for Recorder's use only.)

THE GRANTORS RICHARD DIVERDE (also known as Richard B. DiVerde) and CHRISTINE M. ANDERSON (also known as Christing Anderson), husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant to

RICHARD B. DIVERDE as trustee (and CHRISTINE ANDERSON as co-trustee) of the Richard B. DiVerde Living Trust dated April 23, 2013 (her signafter referred to as "trustee" regardless of the number of trustees) and

CHRISTINE ANDERSON as trustee (and RICHAPD B. DIVERDE as co-trustee) of the Christine M. Anderson Revocable Trust dated April 19, 2012 (here rafter referred to as "trustee" regardless of the number of trustees) as TENANTS BY THE ENTIRETY

and to all and every successor or successors in trust under the trust agreements the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Street address: 1716 Wildberry Drive, Unit G. Glenview, IL 60025

Real estate index number: 04-23-302-041-1007

TO HAVE AND TO HOLD said premises with the appurtenances on the trusts and fur the uses and purposes set forth in this deed and in the trust agreements. The subject property is the primary residence of the grantor/trustees who are husband and wife and primary beneficiaries of their respective factors.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises or any part thereof,

from time to time, in possession or reversion, by leases to commence in present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 premises, or any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to use to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust accement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation ic paid premises shall be conclusive evidence in favor of every person relying upon or claiming under any surin conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by inis deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 herounder and of 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 the real estate, and such interest is declared to be personal premises, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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.

The grantors have signed this deed on \sqrt{u}

RICHARD B. DIVERDE, Grantor

CHRISTINE ANDERSON, Grantor

State of Illinois County of Cook

ÍSS.

I am a notary public for the County and State above. I certify that RICHARD B. DIVERDE and CHRISTINE ANDERSON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth,

UNOFFICIAL CC

including the release and waiver of the right of homestead. OFFICIAL SEAL JOHANNAH K HEBL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 08/01/2026 Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E. Tay 14___, 2023

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Occook County Clerk's Office This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

PL 451616_9

LEGAL DESCRIPTION

UNIT NO. 17-G AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"):

THAT PART OF BLOCK 2 IN VALLEY LO, UNIT NO. 5, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS, DESCRIBED AS FOLLOW:

BEGINNING ON THE NORTH LINE OF SAID BLOCK 2. AT A POINT WHICH IS 1413.87 FEET EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 2, AND RUNNING THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF BLOCK 2. A DISTANCE OF 310.0 FEET TO THE NORTH LINE OF WILDBERRY DRIVE; EAST ALONG SAID NORTH LINE OF WILDBERRY DRIVE, BEING HERE A STRAIGHT DISTANCE OF 70.47 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY LINE OF WILDBERRY DRIVE BEING HERE THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 80 FEET A DISTANCE OF 33.56 FEET.1 AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF SAID BLOCK 2. WHICH INTERSECTS THE NORTH LINE OF SAID BLOCK 2 AT A POINT WHICH IS 1516.93-FEET EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 2: THENCE NO ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 316.94 FEET TO SAID NORTH LINE OF BLOCK 2; AND THENCE WEST ALONG SAID NORTH LINE OF BLOCK 2, A DISTANCE OF 103.06 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE NORTHWEST WATIONAL BANK OF CHIC GO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 2, 1971 AND KNOWN AS TRUST NUMBER 1007 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 22137501, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST AMENDED FROM TIME TO TIME. IN SAID PARCEL (EXCEPTING FROM SAID PARCEL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY) IN COOK COUNTY ILLINOIS.

Address commonly known as: 1716 Wildberry Drive, Unit G. Glenview, IL 60025 SOME CO

Real estate index number: 04-23-302-041-1007

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

Dated Oli Oli H 2023 Signature:	auther Hell
Granter	or Agent
State of Illinois)	
County of Cook) SS.	
Subscribed and sylorn to before me this 14, day of 11170	-, 2023. OFFICIAL SEAL
- Yo J' \	JEANNE M DAAB
Notary Public Measure to Wash	NOTARY PUBLIC, STATE OF ILLINOIS
	MY COMMISSION EXPIRES: 05/09/2026
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State of Illinois) County of Cook) SS.	erson, an Illinois corporation or foreign or real estate in Illinois, a partnership Illinois, or other entity recognized as a
Notary Public Seach Freach	OFFICIAL SEAL
7	JEANNE M DAAB
	NOTARY PUBLIC, STATE OF ILLINOIS
	MT COMMISSION EXPIRES 05/09/2026
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