

# UNOFFICIAL COPY

## 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 60062

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(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 Christine 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 (hereinafter referred to as "trustee" regardless of the number of trustees) and

CHRISTINE ANDERSON as trustee (and RICHARD B. DIVERDE as co-trustee) of the Christine M. Anderson Revocable Trust dated April 19, 2012 (hereinafter 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 for 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 trusts.

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,



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including the release and waiver of the right of homestead.

Dated: June 14, 2023

Johannah K Hebl  
Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

Johannah K Hebl July 14, 2023  
Johannah K. Hebl, Attorney

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

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## 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 TO 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 NATIONAL 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  
Real estate index number: 04-23-302-041-1007

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## 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 June 14, 2023 Signature: [Signature]  
Grantor or Agent

State of Illinois )  
County of Cook ) SS.

Subscribed and sworn to before me this 14 day of June, 2023.

Notary Public [Signature]



The grantee or his/her 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, 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 June 14, 2023 Signature: [Signature]  
Grantee or Agent

State of Illinois )  
County of Cook ) SS.

Subscribed and sworn to before me this 14 day of June, 2023.

Notary Public [Signature]

