### **UNOFFICIAL COPY**

Doc#. 2317941198 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/28/2023 12:23 PM Pg: 1 of 4

Dec ID 20230601657761

#### 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

Mail Subsequent Tax Bills to: Thomas B. Mannard and Kathleen P. Mannard, Trustees 214 Rob Roy Land Prospect Heights, Illinois 60070

THE GRANTORS, Thomas B. Mannard and Kathleen P. Mannard husband and wife, of the City of Prospect Heights, 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 THOMAS IS. MANNARD AS TRUSTEE OF THE THOMAS B. MANNARD TRUST #1, DATED OCTOBER 19,1999, of 214 Rob Roy Lane, Prospect Heights, Illinois 60070, as to an undivided one-half interest and unto KATHLEEN P. MANNARD AS TRUSTEE OF THE KATHLEEN P. MANNARD TRUST #1 DATED OCTOBER 19, 1999, of 214 Rob Roy Lane, Prospect Heights, Illinois 60070, 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 Thomas B. Mannard and Kathleen P. Mannard, husband and wife, as tenancy by the entirety.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 03-26-100-015-1272

Address(es) of Real Estate: 214 Rob Roy Lane, 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.

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: June 27, 2023	
Thus House	(SEAL)
Thomas B. Mannard	,
Wathlen P. Mannard	(SEAL)
Kathleen P. Ma wird	_ ` /
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 Thomas B. Mannard and Kathleen P. Mannard, 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 June 27, 2023

NOTARY PUBLIC

OFFICIAL SEAL
WILLIAM F KNEE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/08/2026

### 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.

Seller or Representative

Date: June 27, 2023

2317941198 Page: 3 of 4

# **UNOFFICIAL COPY**

### LEGAL DESCRIPTION

of the property commonly known as: 214 Rob Roy Lane, Prospect Heights, Illinois 60070

UNIT NO. 1-22-16-R-M IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24978, RECORDED NOVEMBER 12, 1982 AS DOCUMENT NUMBER 26410009, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST AFPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-26-100-015-1272

# **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

serperation or rereight corporation authorized to do business of acqu	and fiold title to real estate it illificis, a
partnership authorized to do business or acquire and hold title to rea	al 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: 6 27 , 20 23 S	IGNATURE: - The Lawrence
O <sub>A</sub>	GRANTOR OF 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): To has B. Mannard	AFFIX NOTARY STAMP BELOW
On this date of: 6 27 1, 20 23	OFFICIAL SEAL
NOTARY SIGNATURE:	WILLIAM F KNEE NOTARY PUBLIC, STATE OF ILLINOIS
O/	MY COMMISSION EXPIRES 04/08/2026
	E
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 "incis corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a vartnership 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 1

DATED:	6	27	, 20 23	SIGNATURE: STATES OF AGENT
				GRANTEE OF AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE of greature.				

Subscribed and sworn to before me. Name of Notary Public:

Thomas B. Mannard, Trustee By the said (Name of Grantee):

AFFIX NOTARY STAMP 5

On this date of:

OFFICIAL SEAL WILLIAM F KNEE NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 04/08/2026

NOTARY SIGNATURE:

### 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)

rev. on 10.17.2016