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Doc#. 2317929083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/28/2023 11:28 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

Dec ID 20230601657496

MAIL TO:

Pamela W. Anderson
330 S. Naperville Road
Suite 240
Wheaton, IL 60187

NAME & ADDRESS OF TAXPAYER
AND GRANTEE:

William J. Wildman, Trustee
11043 Edgebrook Lane
Indian Head Park, IL 60525

GRANTOR, WILLIAM J. WILDMAN, a widow and not since remarried, of Indian Head Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to WILLIAM J. WILDMAN, AS TRUSTEE UNDER THE WILLIAM J. WILDMAN REVOCABLE TRUST DATED JANUARY 12, 2023, of Indian Head Park, Illinois, the following described property situated in the Village of Indian Head Park, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Permanent Index Number: 18-17-311-097-0009

Property Address: 11043 Edgebrook Lane, Indian Head Park, IL
60525

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, in fee simple absolute, forever.

Dated this 22nd day of JUNE, 2023.



WILLIAM J. WILDMAN

MA 23NW 7150478W1124

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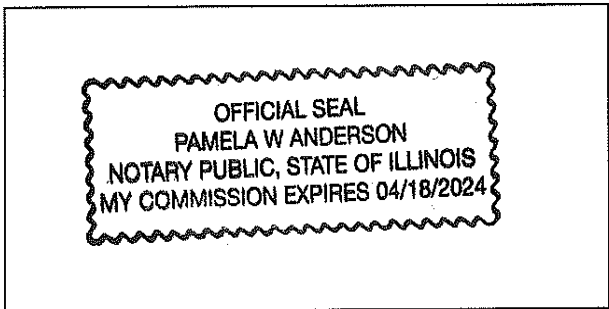
SUBJECT TO: General taxes for the year 2022 and subsequent years; Declaration for Ashbrook Townhomes recorded as Document No. 96159611; terms, provisions and conditions contained in the Annexation Agreement recorded as Document No. 95811176; terms provisions and conditions related to easement described as Parcel 2 and rights of adjoining owners to the concurrent use of said easement; zoning and building laws and ordinances.

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a notary in and for said county, in the State aforesaid DO HEREBY CERTIFY that WILLIAM J. WILDMAN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22nd day of ~~April~~ June, 2023.

Pamela W. Anderson
NOTARY



Exempt under provisions of Paragraph 2
Section 31-45, Property Tax Code.

6/22/2023 [Signature]
Date Buyer, Seller or Representative

NAME and ADDRESS OF PREPARER:

Pamela W. Anderson
330 S. Naperville Road
Suite 240
Wheaton, IL 60187
630-871-7610

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5. The Land is described as follows:

UNIT 9-11043

PARCEL 1:

THAT PART OF LOT 9 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 46.51 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 66.06 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1.25; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 50.74 FEET, TO THE NORTH LINE OF SAID LOT 9, SAID LINE BEING A SOUTH LINE OF EDGEBROOK LANE; THENCE NORTH 87 DEGREES 49 MINUTES 06 SECONDS WEST, ALONG SAID NORTH LINE, 30.76 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 117.97 FEET, TO THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, 31.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

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: 6/27/2023

SIGNATURE: Paul W. Anderson
GRANTOR or AGENT

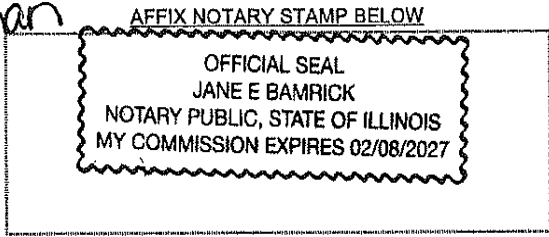
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: JANE E. BAMRICK

By the said (Name of Grantor): William J. Wildman

On this date of: 06/27/2023

NOTARY SIGNATURE: Jane E. Bamrick



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: 6/27/2023

SIGNATURE: Paul W. Anderson
GRANTEE or AGENT

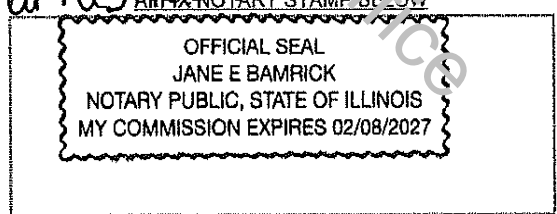
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: JANE E. BAMRICK

By the said (Name of Grantee): William J. Wildman as Trustee

On this date of: 06/27/2023

NOTARY SIGNATURE: Jane E. Bamrick



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)**