

# UNOFFICIAL COPY



Doc# 2323522020 Fee \$88.00

RHSP FEE:\$10.00 RPPF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2023 10:56 AM PG: 1 OF 4

## WARRANTY DEED Individuals to Trust

Grantors, JOHN S. RAMSEY and CHRISTINE M. RAMSEY, of Glenview, Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to CHRISTINE M. RAMSEY, not personally, but as trustee of the CHRISTINE M. RAMSEY TRUST AGREEMENT DATED MARCH 6, 2023, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

### Legal Description:

LOT 26 TOGETHER WITH THE NORTH 1/2 OF THE VACATED WALKWAY LYING SOUTH OF AND ADJOINING IN BLOCK 2 IN GEORGE F. NIXON AND COMPANY'S NORTHSHORE GOLFVIEW HOME ADDITION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 04-36-305-023-0000

Commonly known as: 840 Windsor Road, Glenview, IL 60025

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustees in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.


Date: 3/6/23 By: 

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. 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 possession, earnings, avails, and proceeds thereof.

Executed at Glennview, Illinois on the 6<sup>th</sup> day of March, 2023.



JOHN S. RAMSEY, Grantor

~~Christine M. Ramsey, Grantor~~  
CHRISTINE M. RAMSEY, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the CHRISTINE M. RAMSEY LIVING TRUST DATED MARCH 6, 2023.

~~Christine M. Ramsey, Trustee~~  
CHRISTINE M. RAMSEY, Trustee

REAL ESTATE TRANSFER TAX

23-Aug-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

04-36-305-023-0000

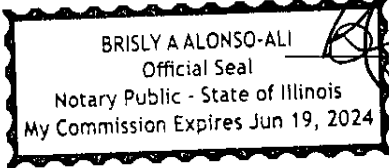
| 20230701682977 | 1-350-428-112

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STATE OF ILLINOIS )  
  ) ss:  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JOHN S. RAMSEY, 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 notarial seal this 25 day of July, 2023.



*[Handwritten Signature]*  
Notary Public

STATE OF ILLINOIS )  
  ) ss:  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that CHRISTINE RAMSEY, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6 day of March, 2023.

*[Handwritten Signature]*  
Notary Public

**Prepared by and Mail To:**  
Heggie Wochner Law Firm  
1939 Waukegan Road, Suite 300  
Glenview, IL 60025

**Send Tax Bills To Grantees Address:**  
Christine Ramsey, Grantee  
840 Windsor Road  
Glenview, IL 60025



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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: 03/06/2023

SIGNATURE: Christine M. Ramsey, Grantor  
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:

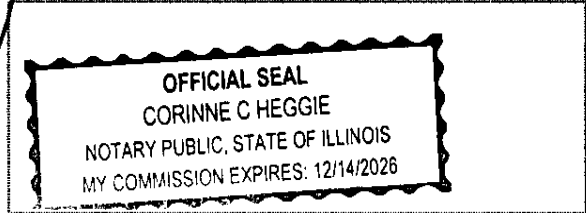
By the said (Name of Grantor) Christine M. Ramsey

On this date of: 03/06/2023

NOTARY SIGNATURE: Corinne C. Heggie

Corinne C. Heggie

AFFIX NOTARY STAMP BELOW



### 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: 03/06/2023

SIGNATURE: Christine M. Ramsey, Grantee and Trustee  
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:

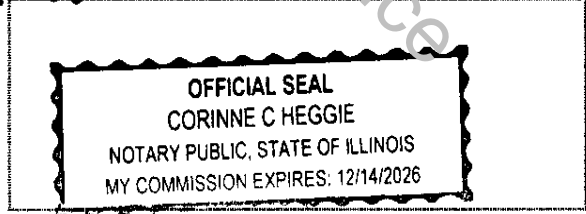
By the said (Name of Grantee) Christine M. Ramsey, Trustee

On this date of: 03/06/2023

NOTARY SIGNATURE: Corinne C. Heggie

Corinne C. Heggie

AFFIX NOTARY STAMP BELOW



**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)**)