

# UNOFFICIAL COPY



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Doc# 2327141008 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2023 10:23 AM PG: 1 OF 4

Property of Cook County Clerk's Office

THIS PAGE IS ATTACHED AS A COVER PAGE FOR  
RECORDING PURPOSES ONLY

Prepared By:  
Attorney Kristine Larsen  
22 W. Van Buren Street  
Oswego, Illinois 60543  
Telephone: 630-551-4041  
Facsimile: 630-551-4052

AFTER RECORDING RETURN TO:  
Attorney Kristine Larsen  
22 W. Van Buren Street  
Oswego, IL 60543

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INT RV

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## DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, MICHAEL L. ABBINANTI and CHERIE L. ABBINANTI, husband and wife, of Inverness, Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM to MICHAEL ABBINANTI and CHERIE ABBINANTI, as Trustees, and Successor Trustees under the MICHAEL ABBINANTI and CHERIE ABBINANTI TRUST, dated 8/28, 2023, of 1126 Jonathan Drive, Inverness, Illinois the following described property:

LOT 1 IN THE ESTATES AT INVERNESS RIDGE-UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NO. 001012992526;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002 AS DOCUMENT NO. 0021080525, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, and restrictions of record, easements, and building line setbacks, property taxes for 2023 and subsequent years, laws, ordinances and regulations governing the use of the land.

COMMON ADDRESS: 1126 Jonathan Dr., Inverness, IL 60010  
 PIN: 01-24-100-063-1069

This transfer is exempt from the provisions of the Real Estate Transfer Tax Act (35 ILCS 200/31-45 et seq.) pursuant to § 4(e) of said Act.

Michael Abbinanti 8/28/23  
 MICHAEL L. ABBINANTI Date

Dated August 28, 2023

Michael Abbinanti  
 MICHAEL L. ABBINANTI, Grantor

Cherie Abbinanti  
 CHERIE L. ABBINANTI, Grantor

REAL ESTATE TRANSFER TAX 27-Sep-2023

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

01-24-100-063-1069 | 20230901632049 | 1-528-644-560

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF Kendall )

The undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that MICHAEL L. ABBINANTI and CHERIE L. ABBINANTI, personally known to me to be the same people whose names are subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal on August 28, 2023.



Eloise A. Messmore  
Notary Public

The foregoing transfer of title/conveyance is hereby accepted by MICHAEL ABBINANTI and CHERIE ABBINANTI of Oswego, Illinois, as Trustees under the provisions of the MICHAEL ABBINANTI and CHERIE ABBINANTI TRUST dated Aug 28, 2023.

DATED: Aug. 28, 2023

Michael Abbinanti  
MICHAEL ABBINANTI, Trustee

Cherie Abbinanti  
CHERIE ABBINANTI, Trustee

Prepared by: Attorney Kristine Larsen, 22 W. Van Buren Street, Oswego, IL 60543

Return to:  
Kristine Larsen  
22 W. Van Buren St.  
Oswego, IL 60543

Send tax bills to:  
MICHAEL and CHERIE ABBINANTI,  
Trustees  
1126 Jonathan Dr.  
Inverness, IL 60010

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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: 9 | 12 | 2023

SIGNATURE: Kristine Larsen  
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:

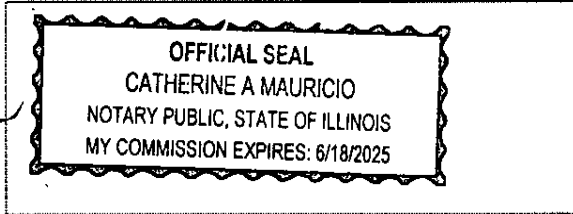
Catherine A. Mauricio

By the said (Name of Grantor): Kristine Larsen

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 12 | 2023

NOTARY SIGNATURE: Catherine A. Mauricio



### 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: 9 | 12 | 2023

SIGNATURE: Kristine Larsen  
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:

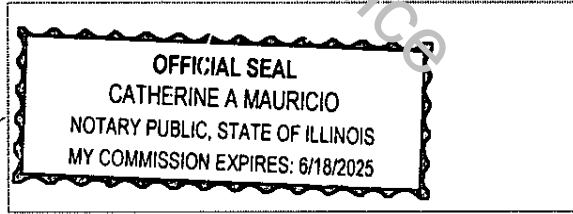
Catherine A. Mauricio

By the said (Name of Grantee): Kristine Larsen

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 12 | 2023

NOTARY SIGNATURE: Catherine A. Mauricio



### 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)**