UNOFFICIAL CO

WARRANTY DEED IN TRUST

PREPARED BY AND MAIL TO:

Gregory A. MacDonald MACDONALD, LEE & SENECHALLE, LTD. 701 Lee Street, Suite 680 Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

Cynthia A. Watson 2 Chichester on Asbury Rolling Meadows, Illinois 60008 Doc#. 2336233321 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/28/2023 02:05 PM Pg: 1 of 3

Dec ID 20231201603951

THE GRANTOR, CYNTHIA WATSON also known as CYNTHIA A. WATSON, divorced and not since remarried, of 2 Chichester on Asbury, rolling Meadows, Illinois 60008, in the County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, CYNTHIA A. WATSON, as trustee of the CYNTHIA A. WATSON 2015 TRUST, under Trust Agreement dated October 12, 2015, Acreinafter referred to as "said Trustee," regardless of the number of Trustees) of 2 Chichester on Asbury, Rolling Mead ws, Illinois 60008, in the County of Cook, and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: LOT 76 OF RESUBDIVISION OF FAIRFAX VILLAGE UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 24, 1971 AS LOCUMENT 21637789 AT THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS, ALL IN SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL RIGHTS OF EASEMENT IN OUTLOT "A" CUFREOF AND APPURTENANT THERETO, AS RESERVED IN FAIRFAX VILLAGE DECLARATION EXECUTED BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 14, 1969 AND KNOWN AS TRUST NUMBER 28928, DATED FEBRUARY 1, 1970 AND RECRDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON FEBRUARY 5, 1970 AS DOCUMENT 21075215 AS AMENDED BY FAIRFAX VILLAGE DECLARATION AMENDMENT NO. 1, RECORDED APRIL 29, 1971 AS DOCUMENT 21464453 AND FAIRFAX VILLAGE DECLARATION AMENDMENT NO. 2, RECOLOED FEBRUARY 7, 1972 AS DOCUMENT 21798989 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-19-404-024-0000 02-35-211-049-0000

Address(es) of Real Estate: 2 Chichester on Asbury, Rolling Meadows, Illinois 60008

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to

UNOFFICIAL COPY

renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under ary such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by was indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other in transment was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, leafe, 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 its, his, hers or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds exising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, 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.

DATED this 2001 | 2003

CITY OF ROLLING MI ADOV'S IL
REAL ESTATE THANSFER SUPPLY

ADDRESS 2 Chichester on 0 000

STATE OF ILLINOIS
SS
COUNTY OF COOK

DATE 17592 Initial

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CYNTHIA A. WATSON, divorced and not since remarried, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

2336233321 Page: 3 of 3

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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.

Meraher 16, 2023	Signature:	1 3	ENN	
Date	·	entor or Agent		
Subscribed and sworp to before me by sai	, 20 <u>2</u> }	,		
Notary Public S	GREGORY A. M. NOTARY PUBLIC, S. My Commission Ex	MACDONALD MACDONALD MATE OF ILLINOIS pires June 19, 2024		
The grantee or the grantee's agent affirm beneficial interest in a land trust is either business or acquire and hold title to real et to real estate in Illinois, or other entity r real estate under the laws of the State of	r a natural person, and estate in Aliucis, a par recognized as a person	d Illinois corporation tnership authorized	or foreign corporation aut to do business or acquire	thorized to do and hold title
Montaly (6, 2623)	Signature:	antee or Age at	Walez	2/
Subscribed and sworn to before me by saithis,	id Grantee , 20		T'S Ox	
Say Mur M Notary Public	OFFICIAL S GREGORY A. M/ NOTARY PUBLIC, STA' My Commission Expires	ACDONALD PIE OF ILLINOIS	O.F.C.	

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)