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WARRANTY DEED IN TRUST

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

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

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, 2016, hereinafter referred to as "said Trustee," regardless of the number of Trustees) of 2 Chichester on Asbury, Rolling Meadows, 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 DOCUMENT 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" HEREOF 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 RECORDED 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, RECORDED FEBRUARY 7, 1972 AS DOCUMENT 21798989 IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, of Section 31-15 of the Real Estate Transfer Tax Law.

11-16-2023

Date


Grantor or Agent

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

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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.

November 16, 2023
Date

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 11-16, 2023

[Handwritten Signature]
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and 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.

November 16, 2023
Date

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 11-16, 2023

[Handwritten Signature]
Notary Public



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.)