

UNOFFICIAL COPY

Doc#: 2403813262 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2024 11:38 AM Pg: 1 of 4

Dec ID 20240201628664

QUIT CLAIM DEED IN TRUST

PREPARED BY AND MAIL TO:

Yudell and Lonoff, LLC
Attn: David E. Braden, Attorney
400 Central Avenue, Suite 110
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

Ingeborg M. Albert, Trustee
14220 Royal Harbour Court, Unit 812
Fort Myers, FL 33908-6543

THE **GRANTOR**, INGE ALBERT, also known as INGEBORG M. ALBERT, surviving spouse of Arthur F. Albert, who died on January 17, 2024, currently of the County of Lee, State of Florida, for and in consideration of Ten Dollars in hand paid, CONVEYS and QUITCLAIMS unto **GRANTEE**, INGEBORG M. ALBERT, not individually but as trustee of her declaration of trust, the Grantee being the sole trustee and sole primary beneficiary of her declaration of trust, such trust being identified as follows, **INGEBORG M. ALBERT as Trustee of the INGEBORG M. ALBERT TRUST dated November 28, 2007**, and unto each and every successor or successors in trust under said declaration of trust, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION IN EXHIBIT A

PERMANENT REAL ESTATE INDEX NUMBER: **04-23-302-014-1008**

ADDRESS OF REAL ESTATE: **1840 Wildberry Drive, Unit H, Glenview, IL 60025**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said declaration of trust set forth.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising 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.

THIS IS NOT HOMESTEAD PROPERTY.

UNOFFICIAL COPY

In Witness Whereof, Grantor has hereunto set her hand and seal this 6th day of February, 2024.

By: Inge Albert
INGE ALBERT, also known as
INGEBORG M. ALBERT

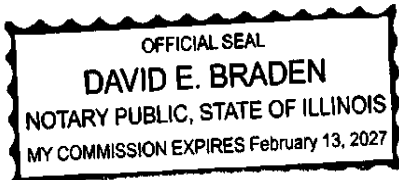
COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW

DATED: 02-06-2024 [Signature], Atty.

State of Illinois }
County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that INGE ALBERT, also known as INGEBORG M. ALBERT, by means of physical presence or online notarization, who is personally known to me or who has produced photograph state identification proving her to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, 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. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, 2024.

[Signature]
Notary Public



(SEAL)

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 2-H AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCK 2 IN VALLEY LO UNIT 5 BEING A SUBDIVISION IN SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID BLOCK 2, AT A POINT WHICH IS 111.92 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID BLOCK 2 AND RUNNING THENCE EAST ALONG A LINE 111.92 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 119.84 FEET; THENCE NORTH ALONG A STRAIGHT LINE, A DISTANCE OF 247.58 FEET TO A POINT WHICH IS 359.50 FEET NORTH FROM THE SOUTH LINE AND 120.59 FEET EAST FROM THE WEST LINE OF SAID BLOCK 2; THENCE WEST ALONG A LINE 359.50 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 2; SAID DISTANCE OF 120.59 FEET TO THE WEST LINE OF SAID BLOCK 2 AND THENCE SOUTH ALONG SAID WEST LINE OF BLOCK 2 A DISTANCE OF 247.58 FEET TO THE POINT OF BEGINNING WHICH SAID SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1966 AND KNOWN AS TRUST NUMBER 19407 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 21242344 AND AS AMENDED ON OCTOBER 5, 1970 BY DOCUMENT 21282457 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM THE EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1966 AND KNOWN AS TRUST NUMBER 19407 TO JAMES WEST KENNEDY AND LORRAINE D. KENNEDY RECORDED OCTOBER 6, 1970 AS DOCUMENT NO. 21283284 WITH RESPECT TO THAT PORTION OF REAL ESTATE DESCRIBED AS 'DRIVEWAY' UPON THE SURVEY ATTACHED TO DELCATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 21242343 IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: **04-23-302-014-1008**

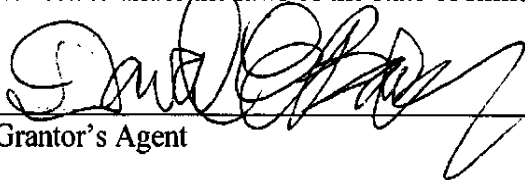
ADDRESS OF REAL ESTATE: **1840 Wildberry Drive, Unit H, Glenview, IL 60025**

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE


The **grantor** or her agent affirms that, to the best of her knowledge, the names of the **grantees** 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, 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.

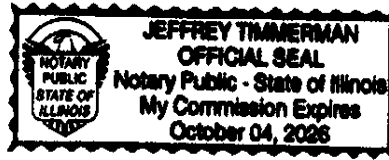
Dated: 6th day of February, 2024


Grantor's Agent

Subscribed and sworn to before me by the said David E. Braden

This 6th day of February, 2024

Notary Public: 



Impress seal here

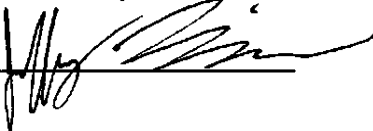
The **grantees** or their agent affirm and verify that the name of the **grantees** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 6th day of February, 2024


Grantee's Agent

Subscribed and sworn to before me by the said David E. Braden

This 6th day of February, 2024

Notary Public: 



Impress seal here

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.