

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Doc#: 2412723145 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/6/2024 2:18 PM Pg: 1 of 3

Dec ID 20240501696015

THE GRANTOR, Judith A. Grutzmacher, a single woman; of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS TO: Judith A. Grutzmacher**, not individually, but as trustee under the **Judith A. Grutzmacher Trust** dated **April 29, 2024**, and unto all and

every successor or successors in trust under said trust agreement, of 1215 North Waterman Avenue, Apt. 1D, Arlington Heights, IL 60004, Grantee, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois

UNIT NO. 12-1D IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST #46142, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25108489 AND AS AMENDED BY DOCUMENT NO. 25145981.

Permanent Real Estate Index Number: **03-21-402-014-1363**

Address of Real Estate: **1215 N. Waterman Avenue, Apt. 1D, Arlington Heights, IL 60004**

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, and to General Taxes for 2023 and subsequent years.**

Dated April 29, 2024.


Judith A. Grutzmacher

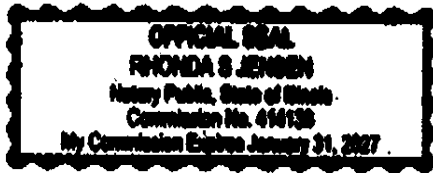
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As Grantee, Judith A. Grutzmacher, as trustee under the provisions of the **Judith A. Grutzmacher Trust dated April 29, 2024**, hereby acknowledges and accepts this conveyance into the said trust.


JUDITH A. GRUTZMACHER, trustee

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 **Judith A. Grutzmacher** personally known to me to be the same person and 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, including the release and waiver of the right of homestead.

Given under my hand and official seal on April 29, 2024.




Notary Public

This instrument was prepared by and when recorded mailed to: Rhonda S. Jensen; Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: Judith A. Grutzmacher, Trustee, 1215 North Waterman Avenue, Apt. 1D, Arlington Heights, IL 60004

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

4/29/24
DATE


REPRESENTATIVE


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AFFIDAVIT


STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of her 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.

Dated: April 29, 2024.

Signature:  Agent

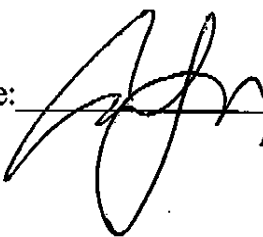
Subscribed and sworn to before me by the said Agent this 29th day of April, 2024.


Notary Public

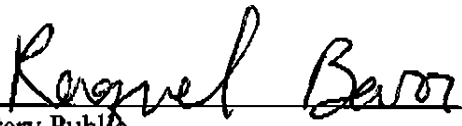


The grantee or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

Dated: April 29, 2024.

Signature:  Agent

Subscribed and sworn to before me by the said Agent this 29th day of April, 2024.


Notary Public

