

UNOFFICIAL COPY

Doc#: 2413426292 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/13/2024 3:00 PM Pg: 1 of 4

Dec ID 20240501601468

TRUSTEE'S DEED

(Illinois)

PREPARED BY & MAIL TO:

VICTOR H. PRASCO
BURKE COSTANZA & CARBERRY
9191 BROADWAY
MERRILLVILLE, IN 46410

NAME AND ADDRESS OF TAXPAYER

MAIL TAX BILLS TO:

ROBERT A. VOGT AND COLLEEN J. VOGT,
TRUSTEES
49 BRAEMAR DRIVE
VALPARAISO, IN 46385-7737

RECORDER'S STAMP

THE GRANTOR, **Colleen J. Vogt, as Trustee of the Colleen J. Vogt Declaration of Trust dated December 8, 2003** of 49 Braemar Drive, Valparaiso, Indiana 46385, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby

CONVEY AND QUITCLAIM to the GRANTEE, **Robert A. Vogt and Colleen J. Vogt, as Trustees of the Vogt 2024 Joint Trust dated February 28, 2024**, of 49 Braemar Drive, Valparaiso, Indiana 46385

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 39 IN CHASEMOOR OF BURR RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88503681, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO THE USE OF BALCONY FOR UNIT NUMBER 39 AND THE EXCLUSIVE RIGHT TO THE USE OF TWO PATIOS FOR UNIT NUMBER 39, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 88503681, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number 18-30-300-027-1079

Property Address: 39 Thornhill Court, Burr Ridge, Illinois 60527

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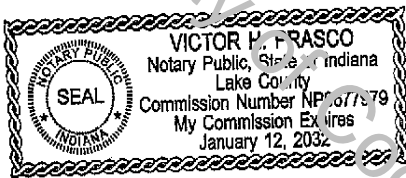
Dated this _____ day of February, 2024.

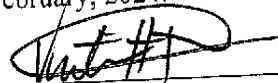

Colleen J. Vogt, as Trustee of the
Colleen J. Vogt Declaration of Trust
dated December 8, 2003

STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

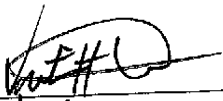
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Colleen J. Vogt, as Trustee of the Colleen J. Vogt Declaration of Trust dated December 8, 2003, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of February, 2024.




NOTARY PUBLIC
My commission expires: January 12, 2032
License No.: NP0677979
County of Residence: Lake County, Indiana

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 subparagraph (e) and
Cook County Code of Ordinances
Article III Sec. 74-106 subparagraph (5)

Signature: 
Date: 2/28/24

COUNTY - ILLINOIS TRANSFER STAMPS

Prepared By:
VICTOR H. PRASCO
9191 Broadway
Merrillville, IN 46410
219-769-1313

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

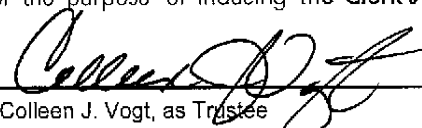
Colleen J. Vogt, as Trustee of the Colleen J. Vogt Declaration of Trust dated December 8, 2003

, being duly sworn on oath, states that she resides at 49 Braemar Drive, Valparaiso, IN 46385. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by a Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-313, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

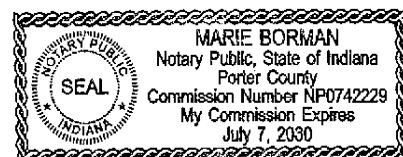


Colleen J. Vogt, as Trustee

SUBSCRIBED and SWORN to before me

this 1st day of May, 2024.

Marie Borman



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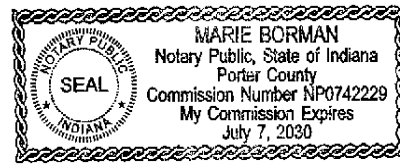
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

Dated May 1, 2024 Signature: Colleen Vogt
Grantor or Agent

Subscribed and sworn to before me by the
said Colleen J. Vogt, as Trustee of the Colleen J. Vogt
Declaration of Trust dtd 12/08/2023
this 1st day of May
2024.

Marie Borman
Notary Public

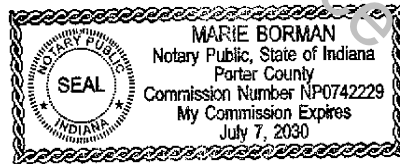


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 1, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Robert A. Vogt and Colleen J. Vogt, as Trustees
of the Vogt 2024 Joint Trust dtd 02/28/2024
this 1st day of May
2024.

Marie Borman
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]