

UNOFFICIAL COPY



2414325022

Warranty Deed In Trust

Doc# 2414325022 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/22/2024 12:47 PM

PAGE: 1 OF 3

THE GRANTOR(S)

Mr. Sorin Petrea and Ms. Claudia Petrea,
Husband and Wife, of the County of Cook,
Village of Glenview, State of Illinois.

for and in consideration of Ten Dollars
and other good and valuable consideration
in hand paid, Conveys and Warrants to:

Sorin V. Petrea and Claudia Petrea, Trustees of the Petrea Living Trust, dated April 22, 2024, the beneficial interest to be held by Sorin V. Petrea and Claudia Petrea, husband and wife, as tenancy by the entirety, of 2305 Greenwood Drive, Glenview, Illinois.

This transaction is exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law

05/06/2024
Representative: Sorin V. Petrea Date

LOT 43 IN WILLOWS, UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 04-21-309-009-0000
Common Address for Property: 2305 Greenwood Road, Glenview, Illinois 60026

DEED Dated this 6TH Day of MAY, 2024

Sorin Petrea

Claudia Petrea

The transfer of Title and Conveyance herein is hereby accepted by Sorin V. Petrea and Claudia Petrea, Trustees of the Petrea Living Trust, dated April 22, 2024.

Sorin V. Petrea, Trustee

Claudia Petrea, Trustee

REAL ESTATE TRANSFER TAX		21-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
04-21-309-009-0000	20240501602667	1-209-066-800

S Y
P B
S Y-1
SC
INT

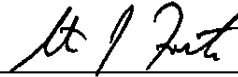
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State of Illinois

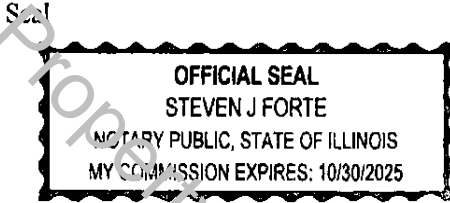
County of Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sorin V. Petrea and Claudia Petrea, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

Given under my hand and official seal this 6th Day of May, 2024



-Notary Public-



This Instrument Prepared By: Steven J. Forte, Attorney, 711 West Main Street, West Dundee, IL 60118

Mail To:

Forte Law, Ltd.
711 West Main Street
West Dundee, IL 60118

Send Subsequent Tax Bills To:

Sorin and Claudia Petrea
2305 Greenwood Road
Glenview, IL 60025

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 5 | 6 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

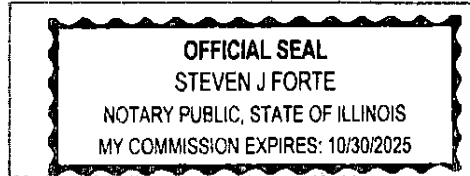
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): CLAUDIA PETREA

On this date of: 5 | 6 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 5 | 6 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

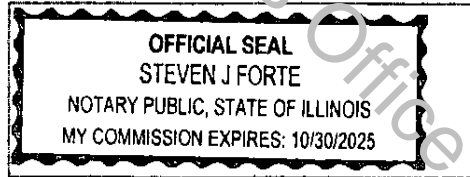
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): CLAUDIA PETREA, TRUSTEE

On this date of: 5 | 6 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)

revised on 10.6.2015