

UNOFFICIAL COPY

WARRANTY DEED Tenants By The Entirety

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:

Christian R. Nowak &
Annmarie H. Nowak
513 E. Balsam Lane
Palatine, Illinois 60074

Doc#: 2417323108 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/21/2024 11:35 AM Pg: 1 of 3
Dec ID 20240601633938

THE GRANTORS, CHRISTIAN ROBERT NOWAK and ANNMARIE HELENE NOWAK, formerly known as ANN MARIE HELENE BANKS, husband and wife, of 513 E. Balsam Lane, Palatine, Illinois 60074, in the County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE'S, CHRISTIAN R. NOWAK and ANNMARIE H. NOWAK, both of 513 E. Balsam Lane, Palatine, Illinois 60074, in the County of Cook, as Co-Trustees under the provisions of a certain Trust Agreement dated June 13, 2024, and known as the NOWAK 2024 TRUST (hereinafter referred to as "said trustee" regardless of the number of trustees), of which CHRISTIAN R. NOWAK and ANNMARIE H. NOWAK are the settlors, trustees and the primary beneficiaries of said trust, and unto each and every successor or successors in trust under said trust agreement, with said beneficial interest of CHRISTIAN R. NOWAK and ANNMARIE H. NOWAK, as husband and wife, to the homestead property to be held as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 44 IN HAVEN CREST, UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, of Section 31-45 of the Real Estate Transfer Tax Law.

6/13/24
Date

Annmarie Nowak
Grantor or Agent

Permanent Real Estate Index Number(s): 02-11-416-018-0000

Address(es) of Real Estate: 513 E. Balsam Lane, Palatine, Illinois 60074

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 as Tenants By The Entirety.

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 renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or

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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.

6/13/24
Date

Signature: Ann Marie Nowaks
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this June 13, 2024.

Gregory A. Macdonald
Notary Public

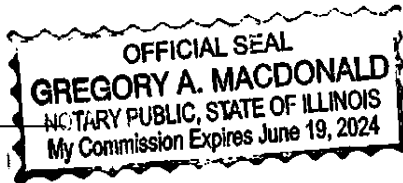
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

6/13/24
Date

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this June 13, 2024.

Gregory A. Macdonald
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.)