

# UNOFFICIAL COPY

Village of Wilmette  
Real Estate Transfer Tax

EXEMPT

MAY 18 2004

Exempt - 7471

Issue Date \_\_\_\_\_



Doc#: 0414539033  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 05/24/2004 10:06 AM Pg: 1 of 5



## DEED IN TRUST

Doc#: 0436550197  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 12/30/2004 02:08 PM Pg: 1 of 5

THE GRANTOR, JEANNE M. McDONAGH, a widow and not since remarried, of the Village of Wilmette, Cook County, Illinois, for and in consideration of TEN Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants to JEANNE M. McDONAGH, Unit 400, 1625 Sheridan Road, Wilmette, Illinois 60091, as trustee, under the provisions of a declaration of trust dated May 17 2004 and known as the JEANNE M. McDONAGH TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

This deed is being rerecorded to correct the date of the trust.

SEE ATTACHED SHEET

Street address: Unit 400, 1625 Sheridan Road  
City, state, and zip code: Wilmette, Illinois 60091  
Real estate index number: 05-27-201-039-1029

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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

# UNOFFICIAL COPY

or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The grantor hereby expressly waives and releases any and all right or benefit

# UNOFFICIAL COPY

under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on May 17, 2004.

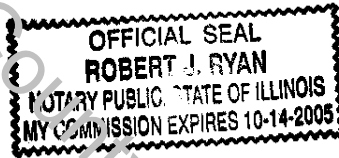
*Jeanne M. McDonagh*

STATE OF ILLINOIS )  
 ) ss.  
LAKE COUNTY )

I am a notary public for the County and State above. I certify JEANNE M. McDONAGH, a widow and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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.

Dated: 5/17, 2004

*Robert J. Ryan*  
Notary Public



Send future tax bills to:

Jeanne M. McDonagh  
Unit 400, 1625 Sheridan Road  
Wilmette, IL 60091

This deed was prepared by:

Robert J. Ryan, Suite 303  
560 Green Bay Rd, Winnetka, IL 60093

RETURN TO:

ROBERT J. RYAN, Suite 303  
560 Green Bay, Winnetka, IL 60093

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATED: 5/17/2004

*Robert J. Ryan*  
BUYER, SELLER OR REPRESENTATIVE

**UNOFFICIAL COPY**

UNIT 400, IN 1625 SHERIDAN HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN D.J.L. WALTHER'S CONSOLIDATION IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (RECORDED APRIL 23, 1971, AS DOCUMENT 21458249) BEING ALSO DESCRIBED AS LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND OF THE WEST 40 FEET WEST OF AND ADJOINING THE WEST LINE OF BLOCK 2 THEREOF IN A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1895, AS DOCUMENT 2269816, IN COOK COUNTY, ILLINOIS AND LOT 4 (EXCEPT THE NORTH WESTERLY 45 FEET) IN ANTOINETTE GAGE'S SUBDIVISION OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN GAGE'S ADDITION TO VILLAGE OF WILMETTE IN THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25291029 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 14, 1980 AS DOCUMENT 25362546 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

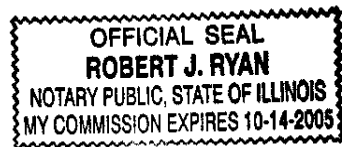
# UNOFFICIAL COPY

## 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 title to real estate under the laws of the State of Illinois.

Dated 5/17, 192004 Signature: Jeanne M. McDonagh  
Grantor or Agent

Subscribed and sworn to before me by the said JEANNE M. McDONAGH this 17 day of MAY, 192004.  
Notary Public Robert J. Ryan



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 5/17, 192004 Signature: Jeanne M. McDonagh  
Grantee or Agent

Subscribed and sworn to before me by the said JEANNE M. McDONAGH this 17 day of MAY, 192004.  
Notary Public Robert J. Ryan

