

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1503629012 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2015 04:07 PM Pg: 1 of 5

In consideration of Ten Dollars in hand paid and other consideration, the receipt and sufficiency of which are hereby acknowledged, Thomas D'Arcy and Sharon D'Arcy, husband and wife, whose mailing address is 1025 Miami Road, Wilmette, IL 60091 (the "Grantors"), hereby convey and warrant to Thomas G. D'Arcy, not individually, but as Trustee of the Thomas G. D'Arcy Trust under Agreement dated

October 7, 2004, and to Sharon W. D'Arcy, not individually, but as Trustee of the Sharon W. D'Arcy Trust under Agreement dated October 7, 2004, and to their respective successors in trust, as tenants in common, whose mailing address is 1025 Miami Road, Wilmette, IL 60091 (the "Grantees"), the following described real estate ("the Property") situated in Cook County, Illinois:

Lot 85 in Indian Hill Estates No. 2, Being a Sub of Part of the Southeast 1/4 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.: 05-29-416-017-0000

Property Address: 1025 Miami Road, Wilmette, Illinois 60091

To have and to hold in fee simple in absolute forever; together with all rights and appurtenances in any manner appertaining or belonging to the Property; hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois; and subject to: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special government taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable on the date hereof.

Additional terms regarding the powers of the Trustees are attached hereto as "Exhibit A" and incorporated herein by reference.

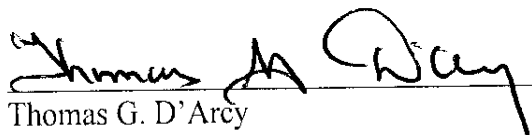
This transaction is EXEMPT from transfer tax under the provisions of Paragraph (e) of Section 31-45 of Illinois Real Estate Transfer Tax Law.

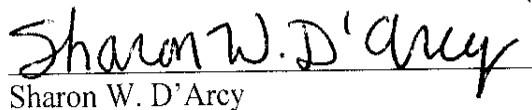
yes
5/1/15
NO
yes
yes
L

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors have executed and delivered (and Grantees have received and accepted) this Warranty Deed on this 15 day of December 2014.

Grantors:


Thomas G. D'Arcy

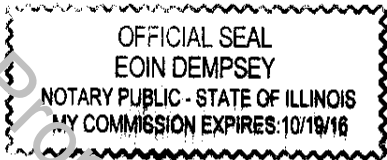

Sharon W. D'Arcy

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this 15th day of December 2014, by Thomas G. D'Arcy.

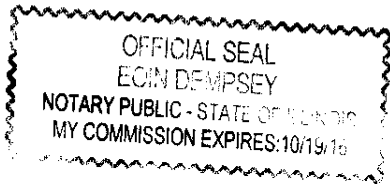


(Seal)


Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this 15th day of December 2014, by Sharon W. D'Arcy.



(Seal)


Notary Public

**Deed prepared by and
return recorded deed to:**
Jennifer J. Conley
Bell & Anderson LLC
135 S. LaSalle St., Suite 2350
Chicago, IL 60603
(312) 606-2687

Send tax bills to:
Thomas G. D'Arcy, Trustee
Sharon W. D'Arcy, Trustee
1025 Miami Road
Wilmette, IL 60091

Village of Wilmette
Real Estate Transfer Tax

EXEMPT

JAN -6 2015

Exempt - 10945

Issue Date _____

UNOFFICIAL COPY

EXHIBIT A

Full power and authority is hereby granted to the Trustees to improve the Property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such Property or any part thereof.

Full power and authority is hereby granted to the Trustees to manage and protect the Property, to convey the Property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustees, to mortgage, pledge or otherwise encumber such Property, or any part thereof, to partition or to exchange said 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 said Property or any part thereof, and to deal with said Property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustees in relation to said Property, or to whom said Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustees in relation to said Property 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 taking title under this Deed in Trust and created under 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 in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the Trustees were 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 a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustees.

UNOFFICIAL COPY

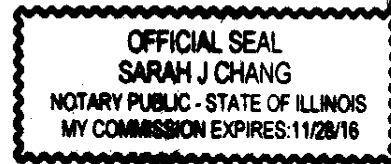
STATEMENT BY GRANTOR AND GRANTEE

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 January 7, 2015

Signature: Jennifer J. Corley, Attorney
Grantor or Agent

Subscribed and sworn to before me
By the said Jennifer Corley
This 7th, day of January, 2015
Notary Public Sarah Chang

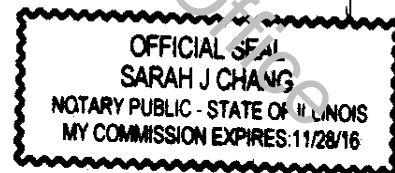


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date January 7, 2015

Signature: Jennifer J. Corley, Attorney
Grantee or Agent

Subscribed and sworn to before me
By the said Jennifer Corley
This 7th, day of January, 2015
Notary Public Sarah Chang



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.)