

THIS INDENTURE, is made this 30, day of October 2017, between TERRY CHESS and ROBERTA CHESS, husband and wife, in joint tenancy, for and in consideration of Ten (\$10.00) Dollars in hand paid hereafter referred to as the Grantors, who CONVEY and WARRANT the real estate reflected below to ROBERTA CHESS and TERRY CHESS, as Trustees of the CHESS JOINT DECLARATION OF TRUST DATED NOVEMBER 25, 2009, as amended, and their successors, hereafter collectively referred to as the Grantees.



Doc# 1731829060 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2017 12:58 PM PG: 1 OF 6

WITNESSETH, The Grantors, in consideration of the sum of TEN (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors and of every other power and authority the Grantors hereunto enabling, does hereby convey and quit claim unto the Grantees, in fee simple, the following described real estate, situated in the County of COOK and State of ILLINOIS, to wit:

Legal Description:

(SEE ATTACHED)

Permanent Real Estate Index Number(s): 05-32-306-055
Address of Real Estate: 243 Essex Place, Wilmette, Illinois 60091

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining upon the trust and for the uses and purposes herein and in said Trust Agreements set forth. Full power and authority is hereby granted to said Grantees, in his capacity as Trustee as hereafter set forth, to deal with said real estate and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with the same, pursuant to the terms of the Trust Agreements as set forth below.

Grantors hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale and execution or otherwise.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or part thereof, from time to time, in possession or reversion, by lease to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding

R

UNOFFICIAL COPY

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 partition or to exchange said real estate or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning 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 said Trustee, or any successors in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successors in trust, be obliged to see to the application of any purchase money, or rent, borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument (i) that at the time of delivery thereof that trust created by this Indenture and by said Declarations of Trust was in full force and effect; (ii) that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declarations of Trust or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (iii) that said Trustee, or any successors in trust, were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (iv) if the conveyance is made to a 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 or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors, as aforesaid, have hereunder set their hand and seal the day and year first above written.

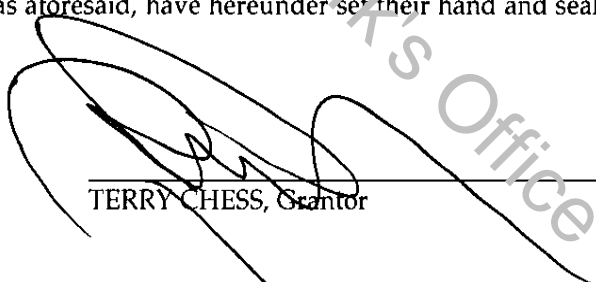
Village of Wilmette
Real Estate Transfer Tax

EXEMPT

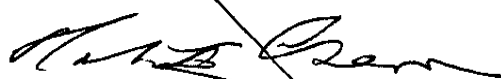
NOV 03 2017

Exempt - 11838

Issue Date _____



TERRY CHESS, Grantor



ROBERTA CHESS, Grantor

REAL ESTATE TRANSFER TAX

14-Nov-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

05-32-306-055-0000 | 20171101651152 | 1-815-408-672

UNOFFICIAL COPY

ACCEPTED BY

Roberta Chess
 ROBERTA CHESS, as Trustee of the CHESSE
 JOINT DECLARATION OF TRUST DATED
 NOVEMBER 25, 2009, and her successors, Grantee

Terry Chess
 TERRY CHESS, as Trustee of the CHESSE
 JOINT DECLARATION OF TRUST DATED
 NOVEMBER 25, 2009, and his successors, Grantee

We hereby certify that the foregoing Deed in Trust was on the date thereof, signed, sealed, published and declared by ROBERTA CHESS and TERRY CHESS, in our presence, who at their request and in their presence and in the presence of each other have hereunto subscribed their name as witnesses thereto, believing the said ROBERTA CHESS and TERRY CHESS, at the time of so signing to be of sound mind and memory.

ROBERTA CHESS Residing at 243 ESSEX PL.
Roberta Chess WILMETTE IL 60091
134 N. LaSalle Chicago, IL

TERRY CHESS Residing at 243 ESSEX PL.
Terry Chess WILMETTE IL 60091
134 N. LaSalle, Chicago, IL

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

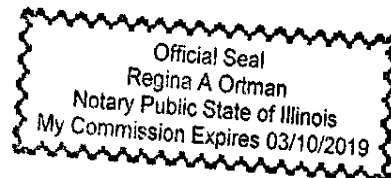
I, a Notary Public, hereby certify that ROBERTA CHESS and TERRY CHESS, are personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day, in person, and acknowledged that they signed the instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 30 day of Oct, 2017.

Regina A. Ortman
 Notary Public

This transaction is exempt from Revenue Stamps under this Paragraph 4, Section E of the Illinois Department of Revenue Code

Nathan J. Fisher
 Nathan J. Fisher, Attorney



UNOFFICIAL COPY

PREPARED BY:

NATHAN J. FISHER, ESQ.
134 North LaSalle Street
Suite 2100
Chicago, Illinois 60602

MAIL TO:

ROBERTA and TERRY CHESSE
243 Essex Place
Wilmette, Illinois 60091

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS** Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN ESSEX ADDITION TO WILMETTE DESCRIBED AS FOLLOWS : COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 82.33 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 13.0 FEET THENCE EASTERLY AT RIGHT ANGLES TO THE LAST

DESCRIBED LINE, 44.16 FEET TO A LINE 10 FEET WEST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 117.87 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID PARALLEL LINE 26.39 FEET; THENCE WEST PARALLEL WITH THE NORTHERLY

LINE OF SAID LOT 1, 26.02 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, 42.03 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT BEING 74.94 FEET EASTERLY OF (MEASURED ALONG SAID SOUTHERLY LINE) OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF

SAID LOT 1, 74.94 FEET TO THE SOUTHWEST CORNER THERE OF, SAID SOUTHWEST CORNER BEING ON THE EASTERLY LINE OF SKOKIE BOULEVARD; THENCE NORTHERLY ALONG THE

WESTERLY LINE OF SAID LOT 1, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93 FEET FOR AN ARC DISTANCE OF 54.08 FEET MORE OR LESS TO A POINT WHICH IS

133.26 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 (MEASURED ALONG THE WESTERLY LINE OF SAID LOT); THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, 105.48 TO THE PLACE OF BEGINNING.

SAID ESSEX ADDITION TO WILMETTE BEING A SUBDIVISION OF THAT PART OF LOT 31 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF SKOKIE BOULEVARD, LYING NORTH OF A LINE BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT, 1465.16 FEET SOUTH OF

THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE NORTHWESTERLY 216.60 FEET TO A POINT ON THE EASTERLY LINE OF SKOKIE BOULEVARD, SAID POINT BEING 391.42 FEET

(AS MEASURED ALONG SAID EASTERLY LINE OF SKOKIE BOULEVARD) SOUTHEASTERLY OF THE INTERSECTION OF THE EASTERLY LINE OF SKOKIE BOULEVARD AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 32, AND LYING SOUTH OF THE SOUTH LINE

OF THE LIN AND RIX WILMETTE AVENUE ADDITION, BEING A RESUBDIVISION OF PART OF LOT 31, IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID ESSEX ADDITION TO WILMETTE REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY,

ILLINOIS, ON NOVEMBER 7, 1975 AS DOCUMENT NUMBER 2839716 AND ACCORDING TO CERTIFICATE OF CORRECTION REGISTERED ON NOVEMBER 7, 1975 AS DOCUMENT 2839717.

UNOFFICIAL COPY

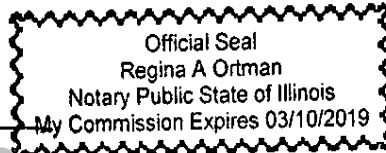
STATEMENT BY GRANTOR AND GRANTEE

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: October 30, 2017 Debra Hill

Subscribed and sworn to before me this 30th day of October, 2017.

Regina A. Ortman
Notary Public

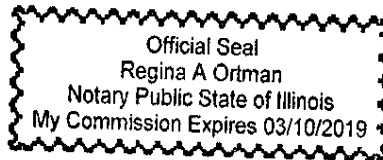


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 30, 2017 Debra Hill

Subscribed and sworn to before me this 30th day of October, 2017.

Regina A. Ortman
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.)