

RETURN TO:

Kristen M. Pinter  
Roberts & Pinter, Ltd.  
1620 Colonial Parkway  
Inverness, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:

John and Maureen McCarthy  
21 Lochbrook Lane  
Inverness, Illinois 60010



Doc# 1810849037 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2018 09:31 AM PG: 1 OF 4

RECORDER'S USE ONLY

**THE GRANTORS**, JOHN M. McCARTHY and MAUREEN G. McCARTHY, husband and wife, of the Village of Inverness, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM, and to the extent of any coverage under existing title insurance policies CONVEY and WARRANT, unto JOHN M. McCARTHY and MAUREEN G. McCARTHY, of 21 Lochbrook Lane, Inverness, Illinois 60010, as Trustees under a Declaration of Trust dated the 11th day of April, 2018, and known as the JOHN AND MAUREEN McCARTHY TRUST, in Trust, the following described real estate situated in the County of Cook, State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

UNIT 21 IN THE CONDOMINIUMS OF THE SANCTUARY OF INVERNESS UNIT II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4, 5, OUTLOT A, OUTLOT B AND OUTLOT C IN THE SANCTUARY OF INVERNESS UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96858268 AND MODIFIED BY INSTRUMENT RECORDED AS DOCUMENT RECORDED AS 97000915 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**Permanent Index Numbers:** 01-13-305-024-1002 and 01-13-305-024-1010

**Property and Grantee Address:** 21 Lochbrook Lane, Inverness, Illinois 60010

# UNOFFICIAL COPY

**SUBJECT** to any existing liens, general real estate taxes and any covenants, conditions, and restrictions of record, building lines and easements.

**FURTHER SUBJECT** to the express conditions subsequent that (1) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (2) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the Declaration of Trust described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (3) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the Declaration of Trust or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The Trustee (which term shall refer to the Trustee originally named or to any successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in said Declaration of Trust.

The grantors hereby waive and release 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 homesteads or real estate from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 11th day of April, 2018.

  
 \_\_\_\_\_ (SEAL)  
 JOHN M. McCARTHY

  
 \_\_\_\_\_ (SEAL)  
 MAUREEN G. McCARTHY

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JOHN M. McCARTHY and MAUREEN G. McCARTHY, husband and wife, personally known to me to be the same persons whose names 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11th day of April, 2018.



Kristen M. Pinter  
Notary Public

### Trustee Acceptance

The Grantees, John M. McCarthy and Maureen G. McCarthy, as Trustees under the John and Maureen McCarthy Trust dated April 11, 2018, hereby acknowledge and accept this conveyance into said trust.

John M. McCarthy  
JOHN M. McCARTHY, as Trustee  
under the John and Maureen McCarthy Trust  
dated April 11, 2018

Maureen G. McCarthy  
MAUREEN G. McCARTHY, as Trustee  
under the John and Maureen McCarthy Trust  
dated April 11, 2018

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### NO TAXABLE CONSIDERATION

This Deed is exempt under provisions of 35 ILCS 200/31-45(e), "Real Estate Transfer Tax Law", of the Illinois Compiled Statutes. This Deed is also exempt from the Illinois Notary Public Act under Section 3-102(b)(1)(vii).

Kristen M. Pinter

Date: April 11, 2018

This instrument was prepared by Bruce K. Roberts, Roberts & Pinter, Ltd., 1620 Colonial Parkway, Inverness, Illinois 60067.

# UNOFFICIAL COPY

## STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Kristin M. Britter, attorney  
Grantors or Agent

Subscribed and sworn to before me  
by said Agent this 11th day of  
April, 2018.

Anna Marie A. Di Silvestro  
Notary Public



The grantees or their agent affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Kristin M. Britter, attorney  
Grantees or Agent

Subscribed and sworn to before me  
by said Agent this 11th day of  
April, 2018.

Anna Marie A. Di Silvestro  
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 200/31-45 of the Illinois Real Estate Transfer Tax Act.)