

# UNOFFICIAL COPY

## WARRANTY DEED Tenants by the Entirety to Trust



Doc# 1812044047 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2018 12:21 PM PG: 1 OF 4

Grantors, KAREN WINGELS and ROBERT WINGELS, wife and husband, of 917 Westerfield Drive, Wilmette, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to KAREN S. WINGELS and ROBERT H. WINGELS, not personally, but as Co-trustees of the KAREN S. WINGELS TRUST AGREEMENT DATED NOVEMBER 2, 2017, or their successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

*See Exhibit "A" Attached*

Parcel Identification Number: 05-27-400-104-0000

Commonly known as: 917 Westerfield Dr., Wilmette, Illinois 60091

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 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 the predecessor in trust.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 4/3/2018 By: Mary L. Jurney, agent

COOK COUNTY CLERK  
MAY 1 2018  
4:46 PM  
4/3/2018

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The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. 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 possession, earnings, avails, and proceeds thereof.

Executed at Northbrook, Illinois on the 3 day of April 2018.

Karen Wingels  
KAREN WINGELS, Grantor

Robert Wingels  
ROBERT WINGELS, Grantor

The undersigned hereby accept legal title to the aforementioned property as trustees of the KAREN S. WINGELS TRUST AGREEMENT DATED NOVEMBER 2, 2017.

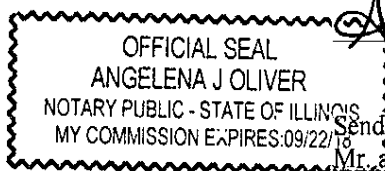
Karen S. Wingels  
KAREN S. WINGELS, Co-trustee

Robert H. Wingels  
ROBERT H. WINGELS, Co-trustee

STATE OF ILLINOIS    )  
  ) ss:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that KAREN S. WINGELS and ROBERT H. WINGELS, 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.

Given under my hand and notarial seal this 3<sup>rd</sup> day of April, 2018.



Angeleena J. Oliver  
Notary Public

Prepared by and Mail To:  
The Wochner Law Firm  
707 Skokie Blvd., Suite 500  
Northbrook, IL 60062

Send Tax Bills To:  
Mr. and Mrs. Robert H. Wingels  
917 Westerfield  
Wilmette, IL 60091

Village of Wilmette                    EXEMPT  
Real Estate Transfer Tax

Exempt - 11972                    APR 17 2018  
  Issue Date

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## EXHIBIT A

Legal Description: 917 Westerfield Dr., Wilmette, IL 60091  
Parcel Identification Number: 05-27-400-104-0000

### PARCEL 1:

LOT 1-"D" AND THE SOUTH 12.50 FEET OF LOTS "P"-1-"C" AND "P"-1-"D" IN WESTERFIELD SQUARE, BEING A RESUBDIVISION OF PART OF THE EAST ½ OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON JANUARY 26, 1966 AS LR2253372, AND RECORDED AS DOCUMENT 19722379, AND CERTIFICATE OF CORRECTION THEREOF REGISTERED ON FEBRUARY 17, 1966 AS LR2256817, AND RECORDED MARCH 14, 1966 AS DOCUMENT 19764951, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WESTERFIELD SQUARE DATED FEBRUARY 16, 1966 AND RECORDED MARCH 21, 1966 AS DOCUMENT 19771628 AND FILED AS LR2261568 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 16, 1964 AND KNOWN AS TRUST NUMBER 31683 AND PLAT OF SUBDIVISION OF WESTERFIELD SQUARE RECORDED JANUARY 26, 1966 AS DOCUMENT 19722379 AND FILED JANUARY 26, 1966 AS LR2253372 AND AS CREATED BY THE DEED FROM HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 31683 TO H. VINCENT ALLEN AND BERNICE N. ALLEN, HIS WIFE, DATED JANUARY 17, 1968 AND RECORDED FEBRUARY 16, 1968 AS DOCUMENT 20406455 FOR THE BENEFIT OF PARCEL 1, AFORESAID, FOR INGRESS AND EGRESS OVER AND ACROSS: THAT PART OF THE "COMMON AREA SHOWN ON THE PLAT OVER LOTS 1 TO 8 BOTH INCLUSIVE, IN WESTERFIELD SQUARE AFORESAID, IN COOK COUNTY, ILLINOIS.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 3 | 2018

SIGNATURE: Mary L. Turney  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

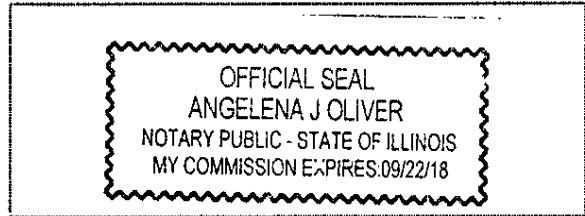
Subscribed and sworn to before me, Name of Notary Public: Angelena J. Oliver

By the said (Name of Grantor): Mary L. Turney

On this date of: 4 | 3 | 2018

NOTARY SIGNATURE: Angelena J. Oliver

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 3 | 2018

SIGNATURE: Mary L. Turney  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

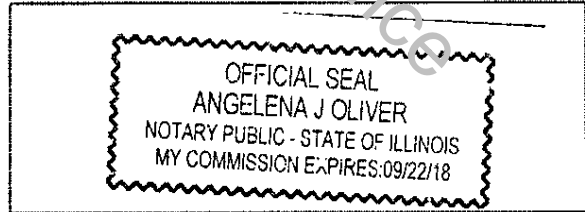
Subscribed and sworn to before me, Name of Notary Public: Angelena J. Oliver

By the said (Name of Grantee): Mary L. Turney

On this date of: 4 | 3 | 2018

NOTARY SIGNATURE: Angelena J. Oliver

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)