

# UNOFFICIAL COPY

Doc#: 1930108032 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/28/2019 11:15 AM Pg: 1 of 3

Dec ID 20191001624448  
ST/CO Stamp 1-076-952-672 ST Tax \$680.00 CO Tax \$340.00

41047906 *Git*  
WARRANTY DEED IN TRUST  
*Git*

## THE GRANTORS,

Daniel J. Murphy, III, a single man, never married, not part of a civil union of the City of Chicago, County of Cook, State of Illinois, and Daniel J. Murphy, Jr., a married man, of the City of North Barrington, County of Lake, State of Illinois, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid, CONVEY AND WARRANT unto:

Chicago Title Land Trust, 10 S LaSalle, Suite 2750, Chicago, IL 60603, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 10<sup>th</sup> day of September, 2019, known as Trust Number 8002381755, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 2/5 OF LOT 43, ALL OF LOT 44 AND LOT 45 (EXCEPT THE NORTH 4/5 THEREOF) IN BLOCK 10 IN IRA BROWN'S ADDITION TO PARK RIDGE, A SUBDIVISION OF LOTS 12, 14 AND 15 IN ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 111 N Lincoln, Park Ridge, IL 60068

*Ave*

PERMANENT TAX NUMBER: 09-26-318-028-0000

*This is not homestead property as to wife of Daniel J. Murphy Jr. DSM III DSM IV*

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 said premises 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, to pledge or otherwise to encumber said 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 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 said premises or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, 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 said trustee in relation to said 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 indenture and by said 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 indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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 from sale on execution or otherwise.

In Witness whereof, said Grantors have caused their names to be signed to these presents this 16<sup>th</sup> day of October 2019.

Daniel J. Murphy III  
Daniel J. Murphy, III

Daniel J. Murphy Jr  
Daniel J. Murphy, Jr.

State of Illinois )  
)ss.  
County of Cook )

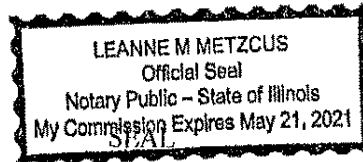


CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 39359

I, Leanne M. Metzcus, a Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel J. Murphy, III, and Daniel J. Murphy, Jr., personally known to me or proven 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 to homestead.

Given under my hand and official seal, this 16<sup>th</sup> day of October 2019.

Leanne Metzcus



This document prepared by:  
William A. Miller & Associates  
645 N Michigan Avenue, Suite 435  
Chicago, IL 60611

Return and send subsequent tax bills to:  
Philip and Susana Held  
111 N Lincoln  
Park Ridge, IL 60068

MAIL TO:  
JOHN T. CLEARY  
1515 E Woodfield Rd  
# 830  
Schauamburg IL  
60170 →

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

25-Oct-2019



<b>COUNTY:</b>	340.00
<b>ILLINOIS:</b>	680.00
<b>TOTAL:</b>	1,020.00

09-26-318-028-0000 | 20191001624448 | 1-076-952-672