

# UNOFFICIAL COPY



## Trustee's Deed

ILLINOIS

Doc# 2008015023 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/20/2020 01:20 PM PG: 1 OF 4

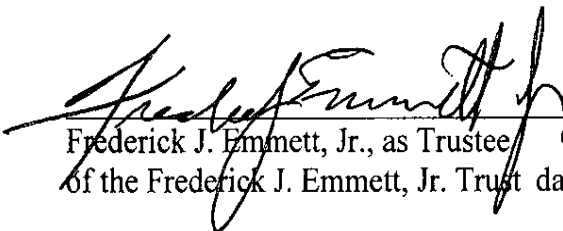
THE GRANTOR(S) Frederick J. Emmett, Jr., as Trustee of the Frederick J. Emmett, Jr. Trust dated April 8, 1986 and Marcia L. Emmett as Trustee of the Marcia L. Emmett 1999 Trust, GRANTEE(S) Frederick J. Emmett, Jr. as Trustee of the Frederick J. Emmett, Jr. Trust dated April 8, 1986 as to an undivided one-half interest and Marcia L. Emmett, as Trustee of the Marcia L. Emmett 1999 Trust as to an undivided one-half interest, the beneficial interest of said trusts being held by Frederick J. Emmett, Jr. and Marcia L. Emmett, husband and wife, as tenants by the entirety, WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee and of every other power and authority the Grantor(s) hereunto enabling, does hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit:


*See attached legal descriptions.*



Permanent Real Estate Index Number(s): 02-07-202-022-0000, 02-07-202-055-0000, and 02-07-202-053-0000.

Addresses of Property: 1572 Bedlington Dr., Inverness, IL 60010 and 1538 Bedlington Dr, Inverness, IL 60010

The date of this deed of conveyance is January 15, 2020.

 (SEAL)  
 Frederick J. Emmett, Jr., as Trustee  
 of the Frederick J. Emmett, Jr. Trust dated April 8, 1986

 (SEAL)  
 Marcia L. Emmett, Jr., as Trustee  
 of the Marcia L. Emmett 1999 Trust

REAL ESTATE TRANSFER TAX		20-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-07-202-022-0000   20200301637845   1-094-762-720		

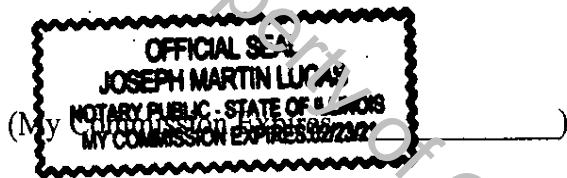
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STATE OF ILLINOIS )

COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frederick J. Emmett, Jr. and Marcia L. Emmett 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 on January 15, 2020.



*[Signature]*  
\_\_\_\_\_  
Notary Public

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45 OF  
THE PROPERTY TAX CODE  
DATE: January 15, 2020

*[Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

This instrument was prepared by:  
Joseph M. Lucas  
Lucas Law  
224 W. Main Street  
Barrington, IL 60010

Send subsequent tax bills to:  
Frederick J. Emmett, Jr.  
Marcia L. Emmett  
1572 Bedlington Drive  
Inverness, IL 60010

Recorder- mail recorded document to:  
Lucas Law  
224 W. Main Street  
Barrington, IL 60010

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## LEGAL DESCRIPTIONS

PARCEL 1: LOT 2 IN THORNHILL RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 7, 8, 9 & 10 IN THORNHILL, BEING A SUBDIVISION OF THE EAST 813.78 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THORNHILL SUBDIVISION RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER 23667306 IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 18 IN THORNHILL SUBDIVISION, BEING A SUBDIVISION OF THE EAST 813.78 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER 23667306, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 118.76 FEET; THENCE SOUTH 57 DEGREES 43 MINUTES 21 SECONDS EAST 140.33 FEET TO A BEND POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 18; THENCE NORTH 51 DEGREES 58 MINUTES 17 SECONDS EAST, 100.00 FEET, ALONG SAID SOUTHEASTERLY LINE; THENCE, NORTH 80 DEGREES 18 MINUTES 22 SECONDS EAST, 179.11 FEET, ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 39 DEGREES 42 MINUTES 12 SECONDS EAST, 27.86 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 72 DEGREES 37 MINUTES 04 SECONDS WEST, 269.48 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, ALONG THE SAID NORTH LINE OF LOT 18, 135.00 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 18 IN THORNHILL SUBDIVISION, BEING A SUBDIVISION OF THE EAST 813.78 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1976 AS DOCUMENT 23667306, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 18 THAT IS NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 135.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 72 DEGREES 37 MINUTES 04 SECONDS EAST, 269.48 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 18; THENCE NORTH 39 DEGREES 42 MINUTES, 12 SECONDS EAST, 15.54 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 15 DEGREES 04 MINUTES 47 SECONDS WEST 71.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, ALONG SAID NORTH LINE, 248.63 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 15 | 20 20

SIGNATURE: R. O'Hana  
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: Anne Penteris

By the said (Name of Grantor): Frederick J. Emmett, Jr. as Trustee AFFIX NOTARY STAMP BELOW

On this date of: 1 | 15 | 20 20

NOTARY SIGNATURE: Anne Penteris



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 15 | 20 20

SIGNATURE: R. O'Hana  
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: Anne Penteris

By the said (Name of Grantee): Frederick J. Emmett, Jr. as Trustee AFFIX NOTARY STAMP BELOW

On this date of: 1 | 15 | 20 20

NOTARY SIGNATURE: Anne Penteris



### 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)