

THE GRANTORS, Jennifer L. Phillips and Bruce J. Pea, husband and wife, of 4062 Fairway Drive, Wilmette, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM an undivided 50% interest to Bruce J. Pea, not individually but as trustee of the Bruce J. Pea Trust dated April 16, 2020, and an undivided 50% interest to Jennifer L. Phillips, not individually but as trustee of the Jennifer L. Phillips Trust dated April 16, 2020, of 4062 Fairway Drive, Wilmette, IL 60091, as Tenants by Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1C, the following described Real Estate situated in the County of Cook in the State of Illinois:

Doc#: 2029615118 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/22/2020 05:15 PM Pg: 1 of 3

Dec ID 20200601602271

LOT 39 AND THAT PART OF LOT 40 LAYING WESTERLY OF A STRAIGHT LINE BEGINNING AT A POINT IN THE NORTH EAST LINE OF LOT 40, 33 FEET SOUTHEAST (AS MEASURED ALONG THE NORTHEAST LINE OF SAID LOT 40) OF THE NORTHWEST CORNER OF LOT 40 AND RUNNING SOUTHWEST TO A POINT IN THE SOUTHWEST LINE OF SAID LOT 40, 15 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF SAID LOT 40 (AS MEASURED ALONG THE SOUTHWEST LINE THEREOF) IN NORTHWESTERN UNIVERSITY GOLF COURSE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF PART OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED IN RECORDER OF DEEDS OFFICE OF ILLINOIS IN PLAT BOOK 355 PAGES 4 AND 5 AS DOCUMENT NUMBER 13606762 IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 04-25-404-030-0000
Address of Real Estate: 4062 Fairway Drive, Wilmette, IL 60091

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

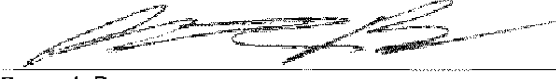
Bruce J. Pea is the primary beneficiary of the Bruce J. Pea Trust dated April 16, 2020, and Jennifer L. Phillips is the primary beneficiary of the Jennifer L. Phillips Trust dated April 16, 2020. The interests of Bruce J. Pea and Jennifer L. Phillips, husband and wife, to the homestead property commonly known as 4062 Fairway Drive, Wilmette, IL 60091 is to be held as Tenants by the Entirety.

This deed is made to said trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

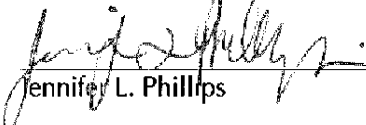
In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustee in relation to said 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 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

UNOFFICIAL COPY


DATED this 16 day of April, 2020



Bruce J. Pea

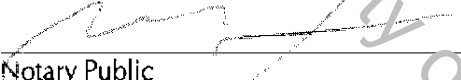


Jennifer L. Phillips

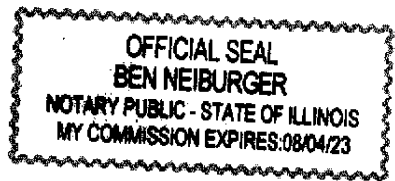
STATE OF ILLINOIS)
) ss. Exempt under provision of Section 31-45(e) of the
COUNTY OF COOK) Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
) Date: April 16, 2020;
) Representative 

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Bruce J. Pea and Jennifer L. Phillips, 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 16 day of April, 2020.



Notary Public



This instrument was prepared by Ben A. Neiburger, Generation Law, Ltd., 747 N. Church Rd., Suite B4, Elmhurst, IL 60126.

MAIL TO: Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	SEND SUBSEQUENT TAX BILLS TO: Bruce J. Pea and Jennifer L. Phillips 4062 Fairway Drive Wilmette, IL 60091
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Village of Wilmette **EXEMPT**
Real Estate Transfer Tax
Exempt - 12592 **MAY 08 2020**
 Issue Date _____

Property of Cook County Clerk's Office

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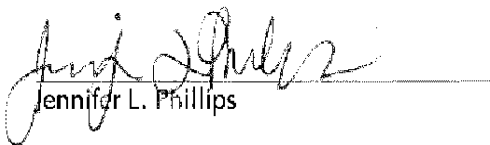
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirm and verify that, to the best of their knowledge, the names of the grantors 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.

Dated: April 16, 2020



Bruce J. Pea

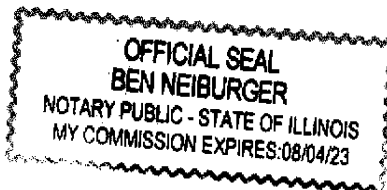


Jennifer L. Phillips

SUBSCRIBED AND SWORN to before me this 16 day of April, 2020.



Notary Public



The grantees or their agents affirm and verify 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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 16, 2020



Bruce J. Pea as trustee of the Bruce J. Pea Trust



Jennifer L. Phillips as trustee of the Jennifer L. Phillips Trust

SUBSCRIBED AND SWORN to before me this 16 day of April, 2020.



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.