

# UNOFFICIAL COPY

## WARRANTY DEED (TRUSTS TO TRUSTS)

Doc#: 2104206148 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/11/2021 09:38 AM Pg: 1 of 3  
Dec ID 20210101621363

THE GRANTORS, Timothy J. Gallagher, Trustee of the Timothy J. Gallagher Trust Dated January 14, 2010 and Janet Pierce Gallagher, Trustee of the Janet Pierce Gallagher Trust Dated January 14, 2010, husband and wife, as tenants in common,

of the <sup>Village</sup> City of Willow Springs, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars

### CONVEY AND WARRANT to

Timothy J. Gallagher, Trustee of the Timothy J. Gallagher Trust Dated January 14, 2010, as to an undivided fifty (50%) percent interest, and to Janet Pierce Gallagher, Trustee of the Janet Pierce Gallagher Trust Dated January 14, 2010, as to an undivided fifty (50%) percent interest; beneficial interests under said trusts to be held by Timothy J. Gallagher and Janet Pierce Gallagher, husband and wife, as tenants by the entirety.

8615 Arizona Trail, Willow Springs, IL 60480

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


### SEE ATTACHED LEGAL DESCRIPTION

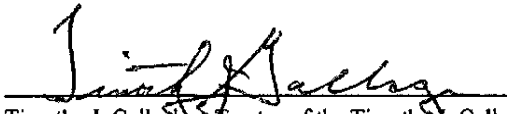
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

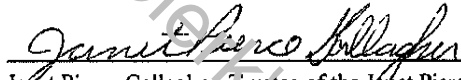
Permanent Real Estate Number(s): 18-31-408-023-0000  
Address of Real Estate: 8615 Arizona Trail, Willow Springs, IL 60480

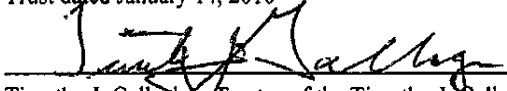
Exempt under provisions of Paragraph E  
Section 31-45 of the Real Estate Transfer Tax Act

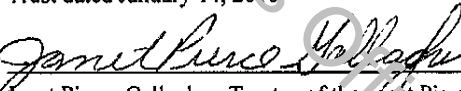
DATED this 6<sup>th</sup> day of January, 2021

1-6-2021   
Date Buyer, Seller, or Representative

 (SEAL)  
Timothy J. Gallagher, Trustee of the Timothy J. Gallagher Trust dated January 14, 2010


 (SEAL)  
Janet Pierce Gallagher, Trustee of the Janet Pierce Gallagher Trust dated January 14, 2010

 (SEAL)  
Timothy J. Gallagher, Trustee of the Timothy J. Gallagher Trust dated January 14, 2010, hereby accepts the conveyance set forth herein above

 (SEAL)  
Janet Pierce Gallagher, Trustee of the Janet Pierce Gallagher Trust dated January 14, 2010, hereby accepts the conveyance set forth herein above

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy J. Gallagher and Janet Pierce Gallagher, are 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 acknowledge 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 this 6<sup>th</sup> day January, 2021

  
Notary Public  
"OFFICIAL SEAL"  
PETER COULES JR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/11/2021

Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, IL, 60521

Mail To:  
Donatelli & Coules, Ltd.  
15 Salt Creek Lane, #312  
Hinsdale, Illinois 60521

Send Subsequent Tax Bills To:  
Mr. & Mrs. Timothy J. Gallagher  
8615 Arizona Trail  
Willow Springs, IL 60480

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## LEGAL DESCRIPTION

LOT 2 IN WILLOW GLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-31-408-023-0000

Commonly known as: 8615 Arizona Trail, Willow Springs, IL 60480

Property of Cook County Clerk's Office

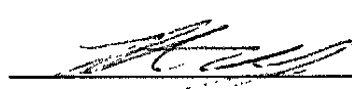
# UNOFFICIAL COPY

## STATEMENT BY GRANTORS AND GRANTEES


The grantor(s) or their agent(s) affirm that, to the best of their knowledge, the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: January 6, 2021

  
\_\_\_\_\_  
Grantor or Agent

  
\_\_\_\_\_  
Grantor or Agent

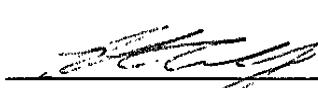
Subscribed and sworn to before  
this 6<sup>th</sup> day of January, 2021.


  
\_\_\_\_\_  
Notary Public



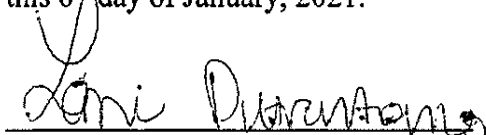
The grantee(s) or their agent(s) affirm and verify that the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business's or acquire and hold title to real estate 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: January 6, 2021

  
\_\_\_\_\_  
Grantee or Agent

  
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
this 6<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
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.