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WARRANTY DEED IN TRUST



Doc# 2123022021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2021 10:39 AM PG: 1 OF 5

THE GRANTOR, William P. Kelly, a single individual, 5814 A-1 Wolf Road Western Springs, IL 60558 of the County of Cook, State of Illinois, for and in consideration of Ten and no/one hundredths DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to William P. Kelly, 5814 A-1 Wolf Road Western Springs, IL 60558 as trustee under a Trust Agreement dated the 21st day of July, 2021, and known as the KELLY FAMILY TRUST, GRANTEE the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 5814 A-1, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIDGEWOOD OAKS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23407016, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 18 TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

Permanent Tax Number 18-18-201-086-1037

Address 5814 ^{A-1} Wolf Road Western Springs, IL 60558

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD 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 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

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vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise 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 20 years, and to renew or extend leases upon any terms and for any period or periods of time 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 consideration 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 thereafter.

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 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 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.

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And the said grantor is hereby expressly waives and releases 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.

DATED this 21st day of July, 20 21.

William P. Kelly (SEAL) _____ (SEAL)
William P. Kelly

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 William P. Kelly, a single individual, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal this 21st day of July, 20 21.

Paul C Sheils
Notary Public



Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Tax Act.

7/21/2021
Date

William P. Kelly
Buyer, Seller or Representative

This instrument was prepared by:

After recording mail to and mail future tax bills to:

Paul C. Sheils, Attorney
15 Salt Creek Lane Suite 122
Hinsdale, Illinois 60521

William P. Kelly
5814 A-1 Wolf Road.
Western Springs, IL 60558

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 July 21, 2021 Signature: William P. Kelly
William P. Kelly

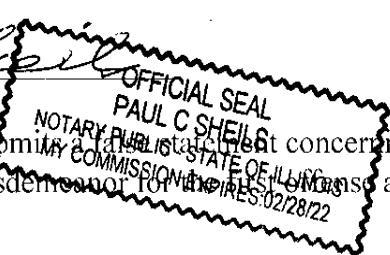
Subscribed and sworn to before me by the said this 21st day of July 2021.

Notary Public Paul C Sheils


The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 July 21, 2021 Signature: William P. Kelly
William P. Kelly

Subscribed and sworn to before me by the said this 21st day of July 2021.

Notary Public Paul C Sheils


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.

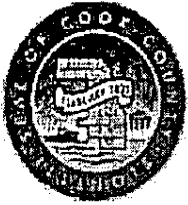
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 5 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-18-201-086-1037

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0-770-463-504