

# UNOFFICIAL COPY

**WARRANTY DEED**  
**INTO TRUST-**  
**TENANCY BY ENTIRETY**



Doc# 2126629079 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/23/2021 03:31 PM PG: 1 OF 6

**MAIL TO:**

James C. Siebert, Esq.  
3325 N. Arlington Heights Rd.  
Suite 500  
Arlington Heights, IL 60004

**NAME & ADDRESS OF TAXPAYER:**

Thomas J. Kelly, Trustee  
Margaret A. Kelly, Trustee  
171 Midmar Lane  
Inverness, Illinois 60067

THE GRANTORS, **THOMAS J. KELLY** and **MARGARET A. KELLY**, each in his or her own right and as husband and wife, of the Village of Inverness, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **THOMAS J. KELLY** and **MARGARET A. KELLY**, husband and wife, each as **CO-TRUSTEES** of **THE KELLY FAMILY TRUST DATED SEPTEMBER 14, 2021** (hereinafter referred to as "trustee," regardless of the number of trustees), of which Trust each Grantor is a Settlor, Trustee, and a primary beneficiary, and unto each and every successor Trustee, successor Co-Trustee, or Trustees under said Trust Agreement, said beneficial interests of said husband and wife to the homestead property to be held as **TENANTS BY THE ENTIRETY**, the following described real estate:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number: 02-16-303-047-1089  
Property Address: 171 Midmar Lane, Inverness, IL 60067

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

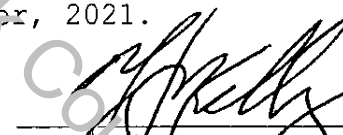
This deed is made to said Trustee, who shall have authority to make deeds; leases, of coal, oil, gas and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey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


S Y  
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In no case shall any party dealing with said Trustee, Co-Trustees, or Successor Trustee or Trustees in relation to these premises be obliged to see that the terms of the 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, mortgage, lease, or other instrument executed by said Trustee in relation to the 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 the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in the trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that the 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 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.

Dated this 14th day of September, 2021.

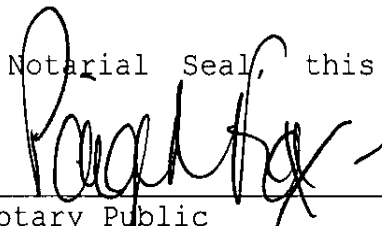
  
 \_\_\_\_\_  
 THOMAS J. KELLY

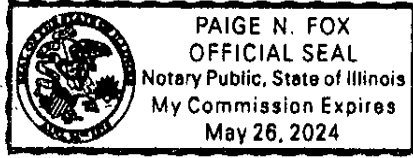
  
 \_\_\_\_\_  
 MARGARET A. KELLY

STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK         )

I, Paige N. Fox, a Notary Public, in and for the State aforesaid do hereby certify that **THOMAS J. KELLY** and **MARGARET A. KELLY**, as husband and wife and each in his and her own right, 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 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 Notarial Seal, this 14th day of September, 2021.

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



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## TRUSTEE(S) ACCEPTANCE

THOMAS J. KELLY and MARGARET A. KELLY, each as CO-TRUSTEES of THE KELLY FAMILY TRUST DATED SEPTEMBER 14, 2021, executed on September 14, 2021, pursuant to the provisions of Section 6.5(a) of the Illinois Trusts and Trustees Act, 760 ILCS 5/6.5(a), hereby accept the transfer of the real property on behalf of said Trust as set forth above, this 14th day of September, 2021.

  
\_\_\_\_\_  
THOMAS J. KELLY, Co-Trustee

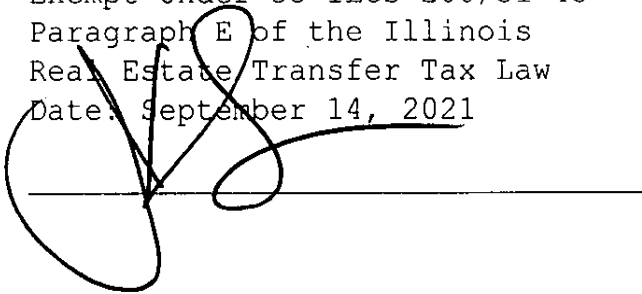
  
\_\_\_\_\_  
MARGARET A. KELLY, Co-Trustee

Property of Cook County Clerk's Office

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under 35 ILCS 200/31-45  
Paragraph E of the Illinois  
Real Estate Transfer Tax Law  
Date: September 14, 2021

Prepared by:

JAMES C. SIEBERT, ESQ.  
3325 N. Arlington Heights Rd.  
Arlington Heights, IL 60004

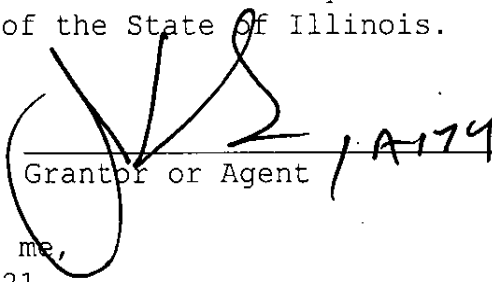
  
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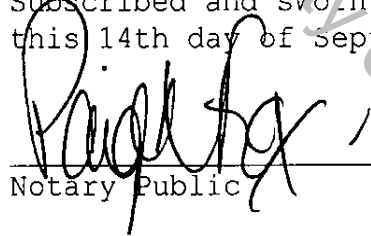
## STATEMENT BY GRANTOR AND GRANTEE

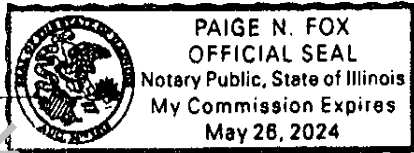
The Grantor or the Grantor's agent affirms that, to the best of his or her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: September 14, 2021

  
\_\_\_\_\_  
Grantor or Agent / A179

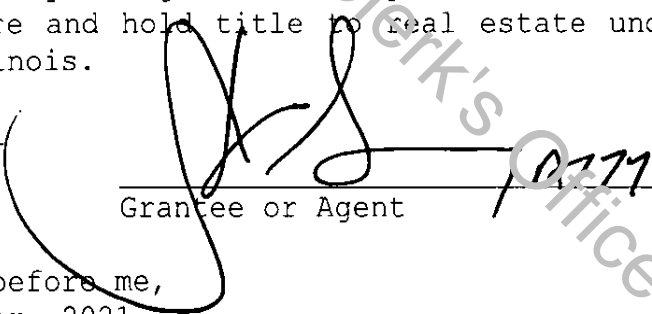
Subscribed and sworn to before me,  
this 14th day of September, 2021.

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

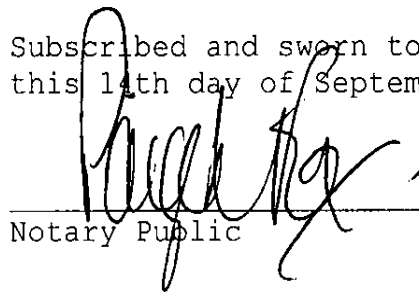


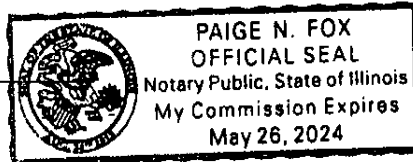
The Grantee or the Grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: September 14, 2021

  
\_\_\_\_\_  
Grantee or Agent / A179

Subscribed and sworn to before me,  
this 14th day of September, 2021.

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



**NOTE:** 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.

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 142 IN INVERNESS OF THE PONDS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOCH LOMOND GREENS UNIT 1, BEING A SUBDIVISION OF PARTS OF LOTS 11 AND 14 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 1980 AS DOCUMENT NO. 25892755; AND INVERNESS ON THE PONDS UNIT 2, BEING A SUBDIVISION OF PART OF LOT 11 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 8519886, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 9, 1983, AS DOCUMENT NO. 26637534, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

**PERMANENT REAL ESTATE INDEX NUMBER:** 02-16-303-047-1085

**PROPERTY ADDRESS:** 171 Midmar Lane, Inverness, IL 60067

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

23-Sep-2021



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

02-16-303-047-1088

20210901673928 | 0-921-133-200