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This instrument prepared by:
Steven K. Norgaard
Attorney at Law
493 Duane Street, #400
Glen Ellyn, IL 60137

Doc# 2127901212 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2021 02:18 PM Pg: 1 of 4

Dec ID 20211001692567
ST/CO Stamp 0-849-301-648

Mail future tax bills to:
Andrew C. Bowyer, Trustee
2109 Middlefork Road
Northfield, IL 60093

Mail this recorded instrument to:
Steven K. Norgaard
Attorney at Law
493 Duane Street, #400
Glen Ellyn, IL 60137

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, ANDREW C. BOWYER, surviving spouse of Catherine M. Bowyer and not since remarried, of Northfield, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto ANDREW C. BOWYER, not individually, but as trustee ("Trustee") of the ANDREW C. BOWYER TRUST DATED JULY 29, 2020 (the "Trust"), and unto each and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois, to wit:

See attached legal description

together with the tenements and appurtenances thereunto belonging.

To Have and To Hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and the Trust set forth.

Full power and authority is hereby granted to the Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, 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 vested in the Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and 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 considerations 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 hereafter.

In no case shall any party dealing with the 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 the 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 the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust, and every deed, trust deed, mortgage, lease, or other instrument executed by the 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 Trust 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 this indenture and in the Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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, her, or their predecessor in trust.

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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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 21st day of September, 2021.

Andrew C. Bowyer
ANDREW C. BOWYER

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 ANDREW C. BOWYER personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/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 21st day of September, 2021.

Anthony M. Lombardo
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 4, REAL ESTATE TRANSFER ACT

DATE: September 21, 2021

Andrew C. Bowyer
Signature of Buyer, Seller or Representative

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PARCEL 1: THE WEST 264 FEET OF THE SOUTH 164.49 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY INSTRUMENT DATED MAY 26, 1937 AND RECORDED JUNE 3, 1937 AS DOCUMENT NO. 12007015 FOR INGRESS AND EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EASTERLY 20 FEET OF LOTS 40 AND 41 IN SUNSET RIDGE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 329.49 FEET THEREOF) OF THE SOUTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE CENTER LINE OF HAPP ROAD IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1937 AS DOCUMENT NO. 11968729, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY INSTRUMENT DATED FEBRUARY 7, 1938 AND RECORDED FEBRUARY 7, 1938 AS DOCUMENT NO. 12116469 FOR INGRESS AND EGRESS AND FOR UTILITIES OVER THE EASTERLY 20 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AT A POINT 329.49 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 13, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER 264 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 165 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, 264 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 165 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-13-305-056

Property Commonly Known As: 2109 Middlefork Road, Northfield, Illinois 60093

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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: 9 | 21 | , 20 21

SIGNATURE: [Signature]
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:

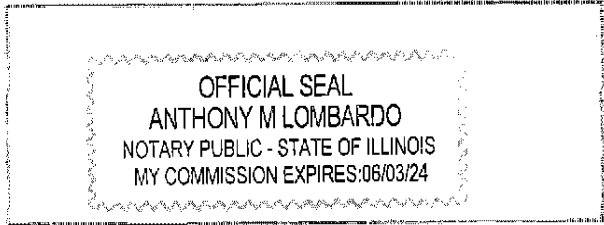
[Signature]

By the said (Name of Grantor): Andrew C. Sawyer

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 21 | , 20 21

NOTARY SIGNATURE: [Signature]



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: 9 | 21 | , 20 21

SIGNATURE: [Signature]
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:

[Signature]

By the said (Name of Grantee): Andrew C. Sawyer

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 21 | , 20 21

NOTARY SIGNATURE: [Signature]



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)**