

Doc#: 2202749065 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2022 10:23 AM Pg: 1 of 7  
Dec ID 20220101601628

**THIS DEED IN TRUST**, is made this 13 day of January, 2022, by and between **PAUL C. LEACH and SHEILA J. LEACH**, husband and wife, of 1221 Sobre Vista Drive, Sonoma, CA 95476, parties of the first part, and

**SHEILA JACKSON LEACH and PAUL C. LEACH, TRUSTEES OF THE LEACH 2021 REVOCABLE TRUST** dated December 7, 2021, of 1221 Sobre Vista Drive, Sonoma, CA 95476, party of the second part.

**WITNESSETH**, that the parties of the first party, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEY AND QUIT CLAIM** to the party of the second part, the following described Real Estate, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Above Space for Recorder's Use Only

Situated in the County of Cook, in the State of Illinois, 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** the above granted premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 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 in future, and upon any terms and for any period or periods of time, not exceeding in the case of a single demise the term of 99 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 instrument and by said trust agreement was in full

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force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there under; (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.

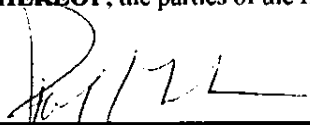
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.


If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Permanent Real Estate Index Number(s): 04-23-302-022-1004

Address(es) of Real Estate: 1816 Wildberry Drive, Unit D, Glenview, Illinois 60025

IN WITNESS WHEREOF, the parties of the first party have executed and delivered this Agreement the day and year first above written.

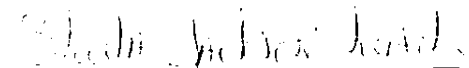
  
\_\_\_\_\_  
PAUL C. LEACH

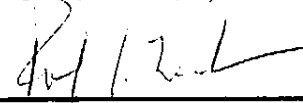
  
\_\_\_\_\_  
SHEILA J. LEACH

Prepared by and after recording, mail to Howard A. Balikov, 400 Central Avenue, Suite 310, Northfield, Illinois 60093  
(Name and Address)

Send subsequent tax bills to Paul C. Leach, 1816 Wildberry Drive, Unit D, Glenview, Illinois 60025  
(Name and Address)

The foregoing transfer of title/conveyance hereby is accepted by SHEILA Jackson LEACH and Paul C. Leach of 1221 Sobre Vista Drive, Sonoma, CA 95476, as trustees under the provisions of the LEACH 2021 Revocable Trust dated December 7, 2021.

  
\_\_\_\_\_  
SHEILA JACKSON LEACH, Trustee, aforesaid

  
\_\_\_\_\_  
PAUL C. LEACH, Trustee, aforesaid

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STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ss.

I, \_\_\_\_\_, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **PAUL C. LEACH and SHEILA JACKSON LEACH**, 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 and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the **Leach 2021 Revocable Trust**, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

(Impress Seal Here)

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

Commission expires: \_\_\_\_\_

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR.E.

*Paul A. Leach*  
\_\_\_\_\_  
ATTORNEY

DATE: *January 13, 2022*

Property of Cook County Clerk's Office

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

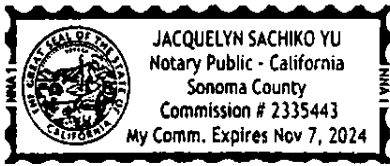
State of California }  
County of Sonoma }

On January 13, 2022 before me, Jacquelyn Sachiko Yu, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Paul C. Leach and Sheila J. Leach  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jacquelyn Sachiko Yu  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Deed of Trust  
Document Date: January 13, 2022 Number of Pages: 4  
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input checked="" type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input checked="" type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 8D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NORTH VALLEY LO CONDOMINIUM NUMBER 8 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 21616981, IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, restrictions and rights of way of record, if any, and general real estate taxes not now due and payable.

P.I.N.: 04-23-302-022-1004

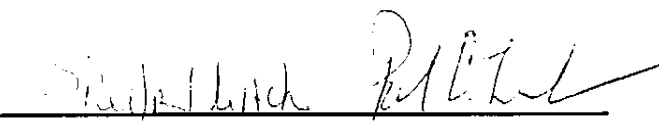
Commonly known as: 1816 Wilberry Drive, Unit D  
Glenview, Illinois 60025

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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 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.

Date: June 13, 2022.

Signature:   
Grantor or Agent PAUL C. LEACH and SHEILA J. LEACH

Subscribed and sworn to before me by the said agent, PAUL C. LEACH AND SHEILA J. LEACH this 13 day of June, 2022.  
Notary Public \_\_\_\_\_

The Grantee or his 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.

Date: January 13, 2022.

Signature:   
Grantor or Agent PAUL C. LEACH and SHEILA J. LEACH

Subscribed and sworn to before me by the said agent, PAUL C. LEACH AND SHEILA J. LEACH this 13 day of January, 2022.  
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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

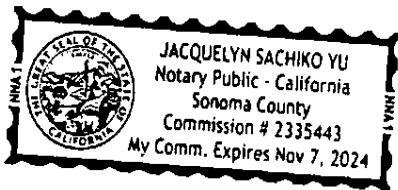
County of Colusa

Subscribed and sworn to (or affirmed) before me on

this 13 day of January, 2022, by  
Date Month Year

(1) Shelia J. Leach

(and (2) Paul J. Leach),  
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Jacquelyn Sachiko Yu  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Statement by Member and Executive

Document Date: January 13, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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