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Doc#: 2218239054 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/01/2022 08:11 AM Pg: 1 of 3

Dec ID 20220501627032

ST/CO Stamp 0-743-346-256 ST Tax \$1,110.00 CO Tax \$555.00

DEED IN TRUST

PT 82-83662 FA

1 of 2

THIS INDENTURE WITNESSETH, that the Grantors, MICHAEL J. GRISWOLD JR. AKA MICHAEL GRISWOLD and JAYNE E. GRISWOLD AKA JAYNE GRISWOLD, husband and wife, of the County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto ERIN C. MCNAUGHTON AS TRUSTEE under the provisions of a trust agreement known as the ERIN C. MCNAUGHTON REVOCABLE TRUST dated AUGUST 14, 2017, (and in the event of the death, resignation, refusal or inability of the Grantee to so act as such Trustee, then unto the Successor Trustee(s) designated in the said Trust Agreements, with like powers, duties and authorities as is vested in the said Grantee as such Trustee) the following described real estate in the County of Cook, and State of Illinois, to wit:

THE SOUTH 50 FEET OF LOT 3 IN BLOCK 14 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION OF BLOCKS 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31, 32, 41, 42, 43 AND 44 IN "FOREST HILLS OF WESTERN SPRINGS", A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN "THE HIGHLANDS" BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7, ALSO LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT 209880) IN BLOCK 12, IN "THE HIGHLANDS" AFORESAID ALL IN COOK COUNTY, ILLINOIS; ALSO FAIR ELMS AVENUE (NOW VACATED).

Subject to the following: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

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

Permanent Real Estate Index Number: 18-07-413-022-0000

Property Address: 5320 Central Ave., Western Springs, IL 60558

PROPER TITLE, LLC

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TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and 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 dedicate parks, streets, highways or alleys and 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 presenti* or *in 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 times 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 changes 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 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 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 contained 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, Mortgage, Lease 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, hers or their predecessor in trust.

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The interest in each and every beneficiary hereunder and 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set their hands and seals this 26 day of May, 2022.

Michael J. Griswold Jr.
Michael J. Griswold Jr. aka Michael Griswold

Jayne E. Griswold
Jayne E. Griswold aka Jayne Griswold

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 MICHAEL J. GRISWOLD JR. AKA MICHAEL GRISWOLD and JAYNE E. GRISWOLD AKA JAYNE GRISWOLD, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of May, 2022.



Adrianna Agata Mucha
Notary Public

This instrument was prepared by:
LKW Law LLC
527 N. Spring Ave.
La Grange Park, IL 60526

Mail this instrument to:
LKW Law LLC
527 N Spring Ave
La Grange, IL 60526

Mail future tax bills to:
Erin C. McNaughton as Trustee
5320 Central Ave.
Western Springs, IL 60558