



2222034005

Doc# 2222034005 Fee \$33.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2022 10:11 AM PG: 1 OF 3

THE GRANTORS, MATTHEW F. WALSH, a Single Legally Separated Man and ROBERT C. WALSH an unmarried man, of the County of Cook, and State of Illinois for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the MOOSEHEAD TRUST dated MARCH 18, 2022, with MATTHEW F. WALSH, 16338 Ridgeland Avenue, Tinley Park, IL 60477 as trustee under the provisions of a trust agreement dated MARCH 18, 2022, (hereinafter referred to as said trustee, and regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit

LOT NO. 372 IN TINLEY TERRACE UNIT NO. 9 BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Note: This does not constitute as homestead for the spouse of Matthew F. Walsh with the couple legally separated.

Commonly Known As: 16338 Ridgeland Avenue, Tinley Park, IL 60477
Permanent Index No.: 28-19-417-024-0000

TO HAVE AND TO HOLD the said 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 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 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 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, lease, mortgage or other

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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.

And the said grantor 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 18th day of March, 2022.

x Matthew F. Walsh

MATTHEW F. WALSH

x Robert C. Walsh

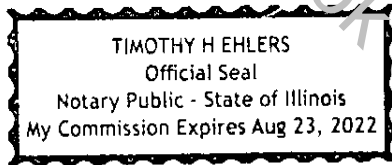
ROBERT C. WALSH

State of Illinois)

County of Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MATTHEW F. WALSH**, known to me to be the same person 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 official seal, this 18th day of MARCH, 2022..



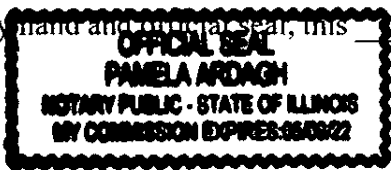
State of Illinois)

County of Will)

Timothy H. Ehlers
NOTARY PUBLIC

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **ROBERT C. WALSH**, known to me to be the same person 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 official seal, this 21 day of March, 2022..



State of Illinois)

County of Will)

Pamela Ardagh
NOTARY PUBLIC

This instrument was prepared by TIMOTHY H. EHLERS, ATTY, 9991 W. 191st Street, Mokena, IL 60448

MAIL TO TIMOTHY H. EHLERS
9991 W. 191st Street
Mokena, IL 60448

TAXES TO: MATTHEW F. WALSH
16338 Ridgeland
Tinley Park, IL 60477

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt under Provision of Paragraph E, Section 4
Real Estate Transfer Act

Date: MARCH 18, 2022

Signature Matthew F. Walsh
MATTHEW F. WALSH

REAL ESTATE TRANSFER TAX		04-Aug-2022
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00
28-19-417-024-0000		20220701694574 0-983-351-888

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STATEMENT BY GRANTOR AND GRANTEE

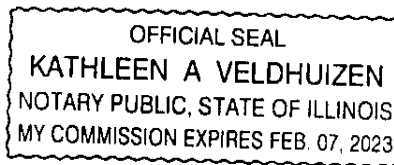
The grantor of his/her agent affirms that to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business of acquire and hold title to real estate under the law of the State of Illinois.

Dated: 7/28/22

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me 7/28/22

[Handwritten Signature]
Notary Public



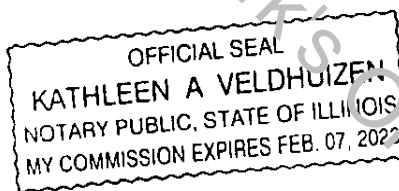
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 7/28/22

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me 7/28/22

[Handwritten Signature]
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 provisions or Section 4 of the Illinois Real Estate Transfer Tax Act.)