

UNOFFICIAL COPY



Doc# 2225816004 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2022 10:26 AM PG: 1 OF 3

QUITCLAIM DEED IN TRUST
(Individual to Individual)

Prepared by and return to:
Barry C. Kessler
1275 Milwaukee Avenue
Suite 300
Glenview, IL 60025

Above Space for Recorder's Use Only

The Grantor, Laura J. Wettersten, individually and as the surviving spouse of Scott C. Wettersten, Deceased, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, the receipt and sufficiency of which is hereby acknowledged, Conveys and Quitclaims to the Laura J. Wettersten Trust dated July 7, 2022, all of her right, title and interest as well as that interest as surviving tenant by the entirety from her deceased husband, Scott C. Wettersten, in and to the property legally described on Exhibit A attached hereto and incorporated herein by reference,

Commonly known as: 938 Spring Hill Drive, Northbrook, Illinois
PIN: 04-08-200-022-1005

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, highway or alleys and to vacate any subdivision or part thereof, and 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 said premises or any part thereof to a successor or successors in trust and 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 *futuro*, and upon any terms or for any period or periods of time, not exceeding in the case of any 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 thereafter, to contract to make leases and to grant options to lease and options to extend 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 an 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

| REAL ESTATE TRANSFER TAX | | 14-Sep-2022 |
|--------------------------|--|-------------|
| COUNTY: | | 0.00 |
| ILLINOIS: | | 0.00 |
| TOTAL: | | 0.00 |

04-08-200-022-1005 | 20220901632973 | 1-895-384-656



S ✓
P 3
S ✓
SC ✓
INT JP

UNOFFICIAL COPY

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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or her predecessor in trust.

And the said grantor(s) aforesaid hereby expressly waive(s) and release(s) any and all right or benefit under and by virtues 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 grantors aforesaid have hereunto set their hands and seals this the 8th day of August, 2022.

By *Laura J. Wettersten* (Seal)
Laura J. Wettersten, successor trustee

I, the undersigned, a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Laura J. Wettersten, as trustee of the Laura J. Wettersten Trust, personally 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 she signed, sealed and delivered the said instrument as the free and voluntary act of the successor trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this
8th day of August, 2022.

Barry C. Kessler
Notary Public

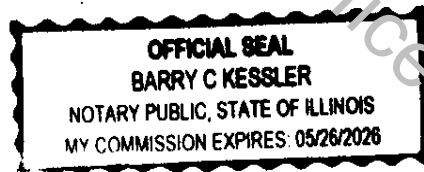
My Commission Expires

This instrument was prepared by and Mail to:
Barry C. Kessler
1275 Milwaukee Ave., Suite 300
Glenview, Illinois 60025

Send Tax Bills to:
Laura J. Wettersten, Trustee
938 Spring Hill Drive
Northbrook, IL 60062

Exempt under provisions of
35 ILCS 200/31-45(e)

Barry C. Kessler
Barry C. Kessler, Attorney
Dated: August 3, 2022



UNOFFICIAL COPY

STREET ADDRESS: 938 SPRING HILL DRIVE
CITY: NORTHBROOK COUNTY: COOK
TAX NUMBER: 04-08-200-022-1005

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 938 IN PEASANT CREEK CONDOMINIUM NUMBER 2, AS DELINEATED ON SURVEY OF PART OR PARTS OF THE THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOTS A AND B IN WHITE PLAINS UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE 2 ACRES CONVEYED TO FREDERICK WALTER BY WARRANTY DEED RECORDED DECEMBER 4, 1849 AS DOCUMENT NUMBER 24234, BEING THE EAST 20 RODS OF THE NORTH 16 RODS OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, AND ALSO THE 1 ACRE CONVEYED TO THE CHURCH BY WARRANTY DEED RECORDED APRIL 30, 1851 AS DOCUMENT 29581, ALL TAKEN AS A TRACT, EXCEPTING FROM SAID TRACT THE NORTH 250.00 FEET OF THE WEST 742.00 FEET OF THE SAID TRACT AND NORTH OF A LINE 246.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 40920 RECORDED AS DOCUMENT NO. 22643911, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT NUMBER 22648909 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1975 AND KNOWN AS TRUST NUMBER 40409 TO HENRY FRIEDMAN AND IRIS FRIEDMAN DATED JUNE 2, 1976 AND RECORDED JUNE 8, 1976 AS DOCUMENT NUMBER 24512659 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS