

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



Doc# 2225833032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2022 01:20 PM PG: 1 OF 4

**Mail to:**

Kathryn T. McCarty  
FMS Law Group LLC  
200 W. Monroe St., Suite 750  
Chicago, Illinois 60606

**Subsequent Tax Bills to:**

Matthew P. Walsh  
7 Moorings Dr.  
Palos Heights, Illinois 60463

Above Space for Recorder's Use Only

**THE GRANTOR, Matthew P. Walsh**, divorced and not since remarried, of the County of Cook, and State of Illinois, by and through Matthew P. Walsh II, as agent under that certain Illinois Statutory Short Form Power of Attorney for Property executed by Matthew P. Walsh on May 1, 2019, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto the **GRANTEE:**

**Matthew P. Walsh, not individually, but solely as Trustee of the Matthew P. Walsh Trust dated February 2, 2012**, of 7 Moorings Dr., Palos Heights, Illinois 60463, and all successor or successors in trust, all of his right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto**

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

Date 9/12/2022

Sign Karen A. Yarbrough  
attorney

Permanent Real Estate Index Number: **23-24-405-079-0000**

Address of Real Estate: **7 Moorings Dr., Palos Heights, Illinois 60463**

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, street, 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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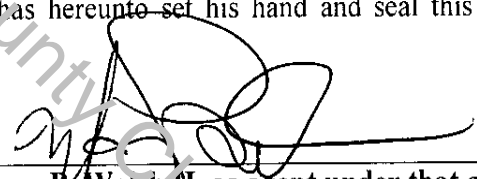
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced 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 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.

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, by his agent, has hereunto set his hand and seal this 8 day of September, 2022.



**Matthew P. Walsh II**, as agent under that certain Illinois Statutory Short Form Power of Attorney for Property executed by Matthew P. Walsh on May 1, 2019

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

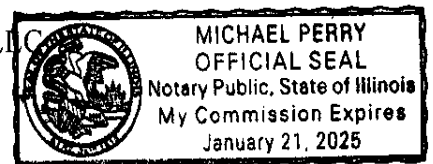
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Matthew P. Walsh II**, as agent under that certain Illinois Statutory Short Form Power of Attorney for Property executed by Matthew P. Walsh on May 1, 2019, on behalf of Matthew P. Walsh, divorced and not since remarried, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8 day of September, 2022.

Commission expires January 21 2025

  
NOTARY PUBLIC

This instrument was prepared by: Kathryn T. McCarty / FMS Law Group LLC  
200 W. Monroe St., Suite 750  
Chicago, Illinois 60606



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## Exhibit -A-

Address of Real Estate: **7 Moorings Dr., Palos Heights, Illinois 60463**

Permanent Real Estate Index Number: **23-24-405-079-0000**



Legally described as follows:

**Parcel 1:**

The North 82.00 Feet of the South 106.12 Feet of the West 30.00 Feet of the East 102.00 Feet of Lot 2 in the Moorings of Lake Katherine, a Planned Unit Development, being a Subdivision of Lot 2 in Zawaski Subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 37 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded May 13, 1993 as Document 93358689, In Cook County, Illinois.

**Parcel 2:**

Easement for Ingress and Egress for the benefit of Parcel 1 as set forth in the Declaration of covenants, conditions and restrictions recorded as Document 93611999.

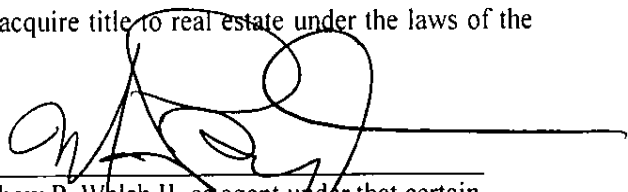
REAL ESTATE TRANSFER TAX		15-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
23-24-405-079-0000	20220901637499	0-843-359-824

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## STATEMENT BY GRANTOR AND GRANTEE

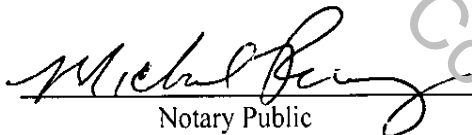
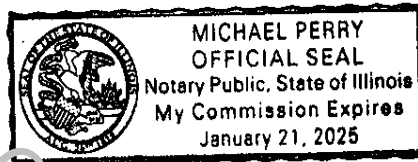
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated September 8, 2022.




Matthew P. Walsh II, as agent under that certain Illinois Statutory Short Form Power of Attorney for Property executed by Matthew P. Walsh on May 1, 2019, on behalf of Matthew P. Walsh

Subscribed and sworn to before me this 8 day of September, 2022.

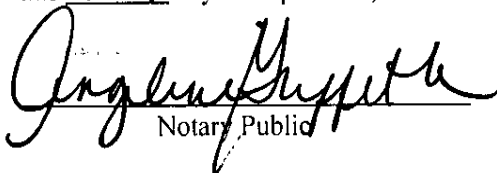
  
Notary Public

The Grantee or its 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 September 12th, 2022.

  
Kathryn J. McCarty, Attorney for Matthew P. Walsh, as Trustee of the Matthew P. Walsh Trust dated February 2, 2012

Subscribed and sworn to before me this 12th day of September, 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 any 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.)