

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

### THE GRANTOR(S)

Terrence M. Timmins and  
Marion J. Timmins,  
husband and wife

### Address(es) of Grantor(s):

935 Duxbury Lane  
Schaumburg, IL 60193



\*2229440026\*

Doc# 2229440026 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/21/2022 11:29 AM PG: 1 OF 3

Above Space for Recorder's Use Only

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** an undivided interest to:

**Terrence M. Timmins and Marion J. Timmins, husband and wife, as CoTrustees of the Terrence and Marion Timmins Living Trust dated September 29, 2022, and any amendments thereto, which Terrence M. Timmins and Marion J. Timmins are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety.**

(address of Grantee: 935 Duxbury Lane, Schaumburg, IL 60193).

All interest in the following described real estate together with the tenements and appurtenances thereunto belonging (collectively the "Property") situated in the County of **Cook**, State of **Illinois**, to wit:

**LOT 5294 IN WEATHERSFIELD UNIT NO. 5, BEING A SUBDIVISION IN SECTION 28, AND SECTION 29, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRICIPAL MERIDIAN, AS PER PLAT OF SUBDIVISION RECORDED JANUARY 21, 1965 AS DOCUMENT 19363546 IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS.**

**Property Address: 935 Duxbury Lane, Schaumburg, IL 60193**

**Permanent Index Number(s): 07-28-115-022-0000**

And the said Grantor(s) hereby expressly waive(s) and release(s) 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. Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any acts or exceptions which an accurate survey or inspection of the above described Property would show. With full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate on the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

#### REAL ESTATE TRANSFER TAX

18-Oct-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-28-115-022-0000

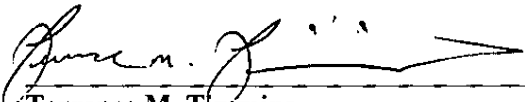
20221001664464 | 0-944-529-744

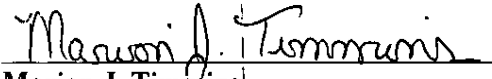
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SIGNATURE(S) OF GRANTOR(S):

  
 Terrence M. Timmins

  
 Marion J. Timmins

Date: September 29, 2022

State of Illinois )  
 ) ss  
 County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Terrence M. Timmins and Marion J. Timmins, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29 day of September, 2022.

[SEAL]

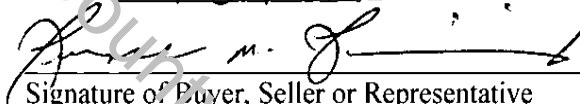
 (Notary Public)

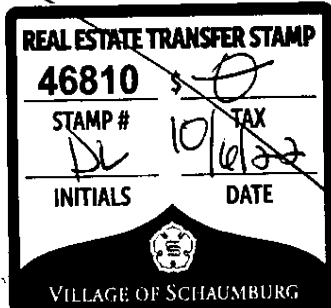


EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) of 35 ILCS 200/31-45,

REAL ESTATE TRANSFER ACT

DATE: 9-29-2022

  
 Signature of Buyer, Seller or Representative



This instrument prepared by: Attorney Kirsten L. Izatt, 1776 S. Naperville Road Suite 105A, Wheaton, IL 60189

**Mail this recorded instrument to:**  
 The Estate Planning Law Group  
 1776 S. Naperville Road Suite 105A  
 Wheaton, IL 60189

**Mail future tax bills to:**  
 Terrence M. Timmins and Marion J. Timmins, Trustees  
 935 Duxbury Lane  
 Schaumburg, IL 60193

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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 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 9-29, 2022 Signature [Signature]

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 29 day of September, 2022

[Signature]  
Notary Public



The grantee 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 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.

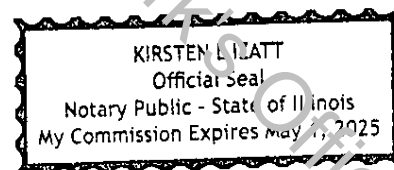
Dated 9-29, 2022 . Signature [Signature]

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 29 day of September, 2022

[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 offence and of a Class A Misdemeanor for subsequent offenses.

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