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Doc#: 2304513099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2023 11:32 AM Pg: 1 of 4

DEED IN TRUST

THE GRANTORS: James Walsh and Kathleen Walsh, husband and wife, 317 Springlake, Hinsdale, IL 60521, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dec ID 20230201651926

hereby convey and quit claim to James J. Walsh and Kathleen R. Walsh, husband and wife, as **Co-Trustees** under the terms and provisions of a certain **Trust Agreement dated January 27, 2023**, and designated as the **Walsh Joint Trust, 317 Springlake, Hinsdale, IL 60521, GRANTEE**, of which James J. Walsh and Kathleen R. Walsh are the primary beneficiaries, said beneficial interest to be held not as tenants in common, nor as joint tenants with rights of survivorship, but as **TENANTS BY THE ENTIRETY**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION:

Lot 3 in Heatherwood Unit 2, being a Subdivision of that part of Spring Lake Park, lying west of a Line 160 feet East of and parallel (as monumented) with the West line of Spring Lake Park in Highlands, a subdivision of the Northwest Quarter and the West 800 Feet of the North 144 feet of the Southwest Quarter of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER (PIN): 18-07-113-007

ADDRESS(ES) OF REAL ESTATE: 317 Springlake, Hinsdale, IL 60521

*****THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTORS' AND GRANTEES' REQUEST*****

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan

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proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument: that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect: that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement: and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only interested in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Co-Trustee herein named, to act, or upon his or her removal from the County, _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 27 day of January, 2023

Please Print
or type
names(s)
below
Signature

James Walsh

(SEAL)
(SEAL)

Kathleen Walsh

The Grantees, James J. Walsh and Kathleen R. Walsh, Co-Trustees, under the provisions of the Trust Agreement dated January 27, 2023, as may be amended and restated from time to time, hereby acknowledge and accept this conveyance into said Trust.

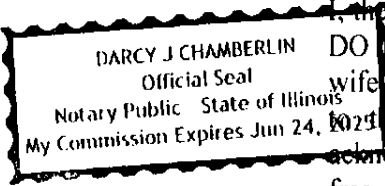
James J. Walsh, Trustee as aforesaid

Kathleen R. Walsh, Trustee as aforesaid

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State of 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 that James Walsh and Kathleen Walsh, husband and wife personally known to me to be the same persons 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, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 27 day of January, 2023
Commission expires 6-24, 2025

Darcy J Chamberlin
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Chamberlin Riechert Law Group, P.C.
1200 Harger Road
Suite 209
Oak Brook, IL 60523-1816

Pursuant TO 765 ILCS § 1005/1c, as amended, nothing in this trust shall be constructed in a manner so as to allow a creditor to enforce a judgment against our primary residence held in this trust.

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. e and Cook County Ord. 93-0-27 par. e.

Date: 1-27-2023

Agent: Darcy Chamberlin

MAIL TO:

Chamberlin Riechert Law Group, P.C.
1200 Harger Road, Suite 209
Oak Brook, Illinois 60523-1816

SEND SUBSEQUENT TAX BILLS TO:

James J. Walsh, Co-Trustee
Kathleen R. Walsh, Co-Trustee
317 Springlake
Hinsdale, IL 60521

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 02 | 09 | 2023

SIGNATURE: *Jennifer Martinez* (agent)
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

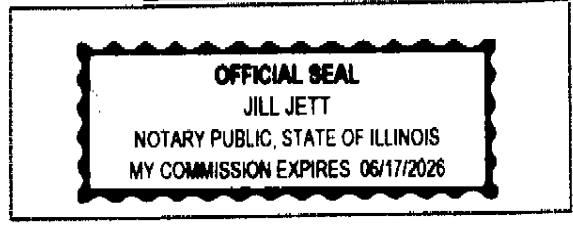
By the said (Name of ^{agent} Grantor): *Jennifer Martinez*

On this date of: 2 | 9 | 2023

NOTARY SIGNATURE: *Jill Jett*

Jill Jett

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 02 | 09 | 2023

SIGNATURE: *Jennifer Martinez* (agent)
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

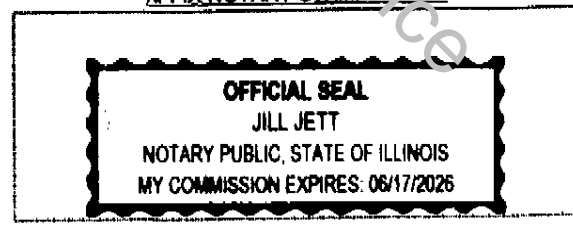
By the said (Name of ^{agent} Grantee): *Jennifer Martinez*

On this date of: 2 | 9 | 2023

NOTARY SIGNATURE: *Jill Jett*

Jill Jett

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**