

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS)



Doc# 2306033039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 11:09 AM PG: 1 OF 4

**THE GRANTOR, BARTON LEAHY**, an unmarried man, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, **Conveys and Warrants** unto

BARTON BRYSON LEAHY, not individually but as Trustee under the provisions of a trust agreement known as the BARTON LEAHY TRUST dated May 1, 2004, whose address is 1611 Elmwood Avenue, Wilmette, Illinois 60091 and unto ail and every successor or successors in trust under said trust agreement, all of her right title, and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

**LOTS 5 AND 6 IN BLOCK 2 IN E.T. PAUL'S DIVISION IN WILMETTE OF 12.61 ACRES IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1888, AS DOCUMENT 999781, IN COOK COUNTY, ILLINOIS.**

**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.

SUBJECT TO general real estate taxes and assessments not yet due and payable, public and utility easements, and covenants, conditions, and restrictions of record.

**Commonly known as: 1611 Elmwood Avenue, Wilmette, Illinois 60091**

**Permanent Index Number: 05-28-414-010-0000**

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

COOK COUNTY CLERK  
KAREN A. YARBROUGH  
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SCY  
INTP



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Real Estate Transfer Tax  
**EXEMPT**

**Name of Buyer:**

BARTON LEAHY TRUST

dtd MAY 1 2004



Issue Date 2/16/2023

**Revenue Stamps:**

|                          | Qty    |                             |
|--------------------------|--------|-----------------------------|
| Village of Wilmette      | EXEMPT | 1 = EXEMPT                  |
| Real Estate Transfer Tax |        |                             |
| Stamp #:                 | LR     | 2023-02-16 1611 ELMWOOD AVE |

**Property Address:**

1611 ELMWOOD AVE  
WILMETTE, IL. 60091

| REAL ESTATE TRANSFER TAX  | 28-Feb-2023                    |
|---|--------------------------------|
|  | COUNTY: 0.00                   |
|  | ILLINOIS: 0.00                 |
|   | TOTAL: 0.00                    |
| 05-28-414-010-0000  | 20230201057211   1-881-128-784 |

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

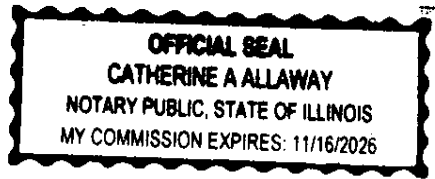
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 15, 2023.

Signature: *Ryan A. Weber*  
Grantor or Agent

Subscribed and sworn to before me by the said agent, this 15<sup>th</sup> day of February, 2023.

*Catherine A. Allaway*  
Notary Public



The grantee or his 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: February 15, 2023.

Signature: *Ryan A. Weber*  
Grantee or Agent

Subscribed and sworn to before me by the said agent, this 15<sup>th</sup> day of February, 2023.

*Catherine A. Allaway*  
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 of Section 4 of the Illinois Real Estate Transfer Tax Act.)