# **UNOFFICIAL COPY**

## WARRANTY DEED (ILLINOIS)

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



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

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 50091 and unto all 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 BLCCK 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 second.

Commonly known as: 1611 Elmwood Avenue, Wilmette, Illinois of only

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

Full power and authority are hereby granted to said trustee to improve, manage, preject, 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 soil 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 /es.ed 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.

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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 application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of said trust agreement 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 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 the 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, her or their predecessor in trust.

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ath in With	ESS WHEREOF, th	e grantor afo	resaid has hereur	nto set her h	and and seal this
day of	17-54WIMLY 2023	•		_	
	2		Barto	B. Suh	A LIV
State of Illinois			DARTO	IN BR 1 SON	<i>JUNITI</i>
Cook County	) ss	0			
that BARTON BRY the foregoing instrur	signed, a Notary Public YSON LEAHY, perso nent, appeared before r	nally known w me this day in	me to be the same person, and acknow	person whose na dedged that she	ame is subscribed to signed, sealed, and
delivered the said ins	strument as her free and  and official seal, this	voluntary act, f	the uses and purpo	oses therein set	forth.
Muzan A	Walsh	<u> </u>	Commission expin		OFFICIAL SEAL IYAM A. WALSH Public - State of Illinois ission Expires 11/03/2024
/ NOTARÝ P	UBLIC		(6		
This transaction is e	exempt under the provi	sions of paragi	aph (e) 35 ILCS 20	00/31-45 the P	Real Estate Transfer
Tax Law.			Ebruey 9	0.	
Ryan A. Walsh, Att	orney		- V		Co
MAIL DECORDE	'D DEED TO.	OBSTR	OUDGEOUENT	TO A SZ TO ET T O O	ro.

#### MAIL RECORDED DEED TO:

Ryan A. Walsh Croke Fairchild Duarte & Beres LLC 180 N. LaSalle St., Ste. 3400 Chicago, Illinois 60601

This instrument was prepared by:

#### SEND SUBSEQUENT TAX BILLS TO:

Barton Leahy Trust dated May 1, 2004 Barton Bryson Leahy, Trustee 1611 Elmwood Avenue Wilmette, Illinois 60091

Ryan A. Walsh

Croke Fairchild Duarte & Beres LLC 180 N. LaSalle St., Ste. 3400

Chicago, IL 60601 4869-8209-1835, v. 1

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# **UNOFFICIAL COPY**



Real Estate Transfer Tax **EXEMPT** 

Issue Date

Qty

2/16/2023

Revenue Stamps:

Village of Wilmette EXEMPT

1 = EXEMPT

Real Estate Transfer Tax

Stamp #: LR 2023-02-16 1611 FLN WOOD AVE

Name of Buyer:

BARTON LEAHY TRUST

dtd MAY 1 2004

Property Address:

1611 ELMWOOD AVE WILMETTE, IL. 60091

IL ESTATE TRANSFER T	28-Feb-2023	
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	ILL MOIS:	0.00
	TOT/iL:	0.00
05-28-414-010-0000	20230201C5. z11	1-981-128-784
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### **UNOFFICIAL COP**

#### 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.

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

OFFICIAL SEAL CATHERINE A ALLAWAY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/16/2026

**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.

Grantee or Agent

Subscribed and sworn to before me by the said agent,

this 15th day of February, 2023.

CATHERINE A ALLAWAY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/16/2026

OFFICIAL SEAL

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.)