

# UNOFFICIAL COPY

Doc#: 2310419165 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/14/2023 02:43 PM Pg: 1 of 5

Dec ID 20230401697056

## Quit Claim Deed in Trust (Tenants by The Entirety)

AFTER RECORDING  
MAIL TO TAXPAYER:

Brian R. Bowes  
Wendy G. Bowes  
9225 N. Kilbourn Avenue  
Skokie, IL 60076

(Above Space for County Recorder's Use)

The Grantors, Brian R. Bowes and Wendy G. Bowes, married to each other, of 9225 N. Kilbourn Avenue, Skokie, IL 60076, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to the Grantees, Brian R. Bowes, or his Successor in Trust, as the Trustee of the Brian R. Bowes Revocable Trust, dated October 4, 2022, and Wendy G. Bowes, or her Successor in Trust, as Trustee of the Wendy G. Bowes Revocable Trust, dated October 6, 2022 of which Brian R. Bowes and Wendy G. Bowes are the primary beneficiaries, all interest in the following described real estate, said beneficial interest to be held not as Tenants in Common but as Tenants by The Entirety, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 10-15-130-017-0000

Property Address: 9225 Kilbourn Avenue, Skokie, Illinois 60076

TO HAVE AND TO HOLD the 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

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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 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 she/he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

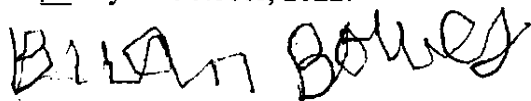
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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 Trustee herein named, to act or upon his or her removal from the County, the Successor Trustee IN ACCORDANCE WITH DECLARATION OF TRUST is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4, REAL ESTATE TRANSFER ACT.

Dated this 7 day of October, 2022.



Brian R. Bowes



Wendy G. Bowes

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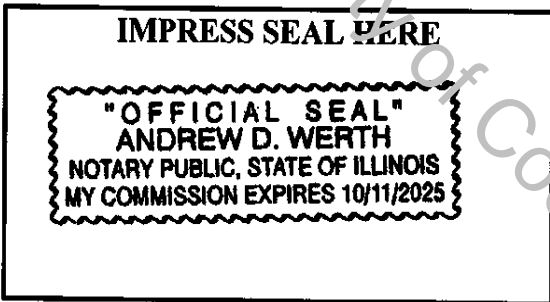
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Brian R. Bowes and Wendy G. Bowes, 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.

Given under my hand and notarial seal this 7<sup>th</sup> day of October, 2022



THIS DEED PREPARED BY:

Central Law Group P.C.  
2822 Central Street  
Suite 300  
Evanston, IL 60201  
847-866-0124

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## LEGAL DESCRIPTION

THE NORTH 1/2 OF LOTS 156, 157, 158 AND 159 IN KOSTNER AND CHURCH "L" SUBDIVISION 1ST ADDITION, A SUBDIVISION OF THE SOUTH 105.66 RODS OF THE EAST 35.32 RODS OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

Permanent Index Number(s): 10-15-130-017-0000  
Property Address: 9225 Kilbourn Avenue, Skokie, Illinois 60076

<b>VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX</b>	
PIN: <u>10-15-130-017-0000</u>	
ADDRESS: <u>9225 KILBOURN AVE</u>	
17158	\$ <u>25.00</u>
	<u>Q</u>

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 7, 2022

Signature: [Signature]  
Grantor

Subscribed and sworn to before me  
This 7<sup>th</sup> of October 2022.

Notary Public [Signature]



The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 7, 2022

Signature: [Signature]  
Grantee

Subscribed and sworn to before me  
This 7<sup>th</sup> of October 2022.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
Sub par. E and Cook County Ord. 93-0-27 par. E.

SIGN. DATE [Signature] DATE: October 7, 2022 SIGN.