



Doc# 2314545046 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2023 11:19 AM PG: 1 OF 5

DEED INTO
JOINT TRUST
AS TENANTS

BY THE ENTIRETY

[AS AUTHORIZED UNDER PUBLIC ACT
096-1145 AMENDING 735 ILCS 5/12-112]

The Grantors, DAVID R. WALTERS and LESLIE A. WALTERS, HUSBAND AND WIFE,
[PRINT NAMES OF HUSBAND AND WIFE]
both of Western Springs, County of Cook, and State of Illinois,
[CITY/VILLAGE/TOWNSHIP] [COUNTY]
for and IN CONSIDERATION OF TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE
CONSIDERATION IN HAND PAID, CONVEY AND WARRANT UNTO

David R. Walters and Leslie A. Walters, as co-trustees under the provisions of a trust agreement dated May 15, 2023
[PRINT NAMES OF CO-TRUSTEES] [DATE OF JOINT TRUST]
and known as the WALTERS FAMILY TRUST,
[NAME OF JOINT TRUST CREATED FOR THE BENEFIT OF HUSBAND AND WIFE]
whose present address is 3842 Franklin Avenue, Western Springs, Illinois, as Grantee
[HOMESTEAD PROPERTY RESIDENTIAL ADDRESS]

and unto all and every successor or successor in trust under said trust agreement, all of the Grantors' right title and interest in the
following described real estate in the County of Cook and State of Illinois to wit:

The Legal Description of Grantor's Homestead Residence commonly known as 3842 Franklin Avenue,
Western Springs, IL 60558-1101
[HOMESTEAD PROPERTY RESIDENTIAL ADDRESS]
is attached as Exhibit "A" hereto.

subject only to: general real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of
record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate
as a single family residence.

AND WHEREAS:

- a. The above described property is maintained as a homestead by Grantors, who are HUSBAND AND WIFE; and
- b. Grantors are also the Settlor of Grantee trust, which is a revocable *inter vivos* trust created by the Grantors; and
- c. Grantors are the primary beneficiaries of Grantee trust; now therefore

THE GRANTORS HEREBY CONVEY TITLE TO THE GRANTEE for the benefit of

DAVID R. WALTERS and LESLIE A. WALTERS
[PRINT NAMES OF HUSBAND AND WIFE]

SO THAT SUCH BENEFICIAL INTEREST IN THE HOMESTEAD PROPERTY IS HELD
AS TENANTS BY THE ENTIRETY.

PERMANENT INDEX NUMBER: 15-32-304-017-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED
PROPERTY HERE: 3842 Franklin Avenue, Western Springs, IL 60558-1101

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.

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Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys and 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 successor in trust and to grant to such successor or successor of the trust all of the title, estate, powers and authorities vested in said trustees; 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 a term of 99 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 consideration 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.

In no case shall any party dealing with said trustees 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 trustees, 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, 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 trustees 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 the trusts created by said trust agreement were in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, her, its or their predecessor in trust.

The said Grantors hereby expressly waives and releases 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.

The said Grantors hereby agree and acknowledge that the above property is and shall continue to be "marital property" pursuant to the Illinois Marriage and Dissolution of Marriage Act.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 15th day of May, 2023.


[SIGNATURE OF HUSBAND]

DAVID R. WALTERS
[PRINT NAME OF HUSBAND]

Grantor and Spouse of Co-Grantor




[SIGNATURE OF WIFE]

LESLIE A. WALTERS
[PRINT NAME OF WIFE]

Grantor and Spouse of Co-Grantor

Exempt under the provisions of §(c) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

5/15/23 
[DATE] [SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE]

| | | |
|---|---------------|-------------|
| REAL ESTATE TRANSFER TAX | | 23-May-2023 |
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 15-32-304-017-0000 20230501621933 0-765-078-224 | | |

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STATE OF ILLINOIS)
)
COUNTY OF Cook)

SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID R. and LESLIE A. WALTERS
[PRINT NAMES OF 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.

Given under my hand and official seal, this 15th day of May, 2023.

Robert R Ekroth
Notary Public



My commission expires _____

THIS INSTRUMENT WAS PREPARED BY AND MAIL RECORDED DEED TO:

Robert R. Ekroth, Esq.
ROBERT R. EKROTH LAW OFFICE, INC.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

David R. & Leslie A. Walters
3842 Franklin Avenue
Western Springs, IL 60558-1101

[PRINT NAMES AND ADDRESSES OF GRANTEE TRUST & TRUSTEES]

dln: S:\Wp-doe\CLIENTS\WALTERS, David R. & Leslie Ann\Real Estate\Deed into Joint Trust as Tenants by the Entirety.wpd

Property of Cook County Clerk's Office

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Schedule "A"

Lot 11 in Martins Resubdivision of Lots 1, 2, and 3 in Block 3 in Field Park, a subdivision of the West 5/8ths of that part of the West 1/2 of Section 5, Township 38 North, Range 12, East of the Third Principal Meridian lying North of Chicago Burlington and Quincy Railroad and that part of the East 1638.7 feet of the West 1886.2 feet of the South West 1/4 of Section 32, Township 39 North, Range 12 East of the Third Principal Meridian lying South of Naperville Road now know as Ogden Avenue in Cook County, Illinois.

Permanent Index Number: 15-32-304-017-0000

Address: 3842 Franklin Avenue, Western Springs, IL 60558-1101

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 5/15/23 Signature Robert R Ekroth
Grantor or Agent

Subscribed and sworn to before me
by the said Robert R. Ekroth, Attorney for Grantor
this 15 day of May, 2023.

Notary Public Mary E. Noyszewski

OFFICIAL SEAL
MARY E NOYSZEWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/06/23

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 title to real estate under the laws of the State of Illinois.

Dated 5/15/23 Signature Robert R Ekroth
Grantee or Agent

Subscribed and sworn to before me
by the said Robert R. Ekroth, Attorney for Grantee
this 15 day of May, 2023.

Notary Public Mary E. Noyszewski

OFFICIAL SEAL
MARY E NOYSZEWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/06/23

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 31-45 of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45).