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THIS DOCUMENT PREPARED AND
AFTER RECORDING RETURN TO:
Michael P. Rhoades, Esq.
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Doc#: 2317146128 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 11:38 AM Pg: 1 of 5

Dec ID 20230601650449

Send subsequent tax bills to:

THOMAS P. WALSH
1245 Richmond Lane
Wilmette, Illinois 60091

FOR RECORDER'S USE ONLY

TRUSTEE'S DEED IN TRUST

This indenture made this 26 day of May, 2023, between THOMAS P. WALSH not individually, but as successor Trustee under the ANN M. WALSH TRUST dated April 21, 1994, as amended, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to MARY CLARE WALSH and MARGARET A. SCHWARTZ, not individually but as Co-Trustees of the ANN M. WALSH MARITAL TRUST created under the ANN M. WALSH TRUST dated April 21, 1994, as amended, his or her successor or successors, the following described real estate in the County of Cook, State of Illinois:

PARCEL 1:

LOT 9 IN BLIETZ CONNECTICUT VILLAGE, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1939, AS DOCUMENT NUMBER 12319126, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 25 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY; WHICH LAST MENTIONED POINT IS 504.00 FEET NORTHWESTERLY OF THE SOUTH LINE OF SAID QUARTER SECTION, AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY LINE (SAID LAST MENTIONED POINT BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 9, IN BLIETZ'S CONNECTICUT VILLAGE SUBDIVISION); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID EASTERLY RIGHT OF WAY LINE, 70 FEET TO A POINT IN THE JOINT RIGHT OF WAY LINE BETWEEN THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY AND THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID JOINT RIGHT OF WAY LINE, 50.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE SAID JOINT RIGHT OF WAY LINE, 70 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY, WHICH LAST MENTIONED POINT IS ALSO THE NORTHWESTERLY CORNER OF LOT 9, IN BLIETZ'S CONNECTICUT VILLAGE SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE, 50.0 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WILMETTE, COOK COUNTY, ILLINOIS.

P.I.N.: 05-28-407-015-0000 and 05-28-407-059-0000

Commonly known as: 1245 Richmond Lane, Wilmette, Illinois 60091

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hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

In no case shall any party dealing with Trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 Trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by Trustee or any successor Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof and binding on all beneficiaries, (c) that Trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

IN WITNESS WHEREOF, the Grantor, as successor Trustee as aforesaid, does hereunto set his hand and seal the day and year first above written.

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Executed this 26 day of May, 2023.

Thomas P. Walsh
THOMAS P. WALSH, as successor Trustee aforesaid

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45, SECTION 4, PARAGRAPH E, AND UNDER THE CORRESPONDING PROVISIONS OF COOK COUNTY ORDINANCES (AND MUNICIPAL ORDINANCES, IF APPLICABLE). DATED THE 26 DAY OF May, 2023.

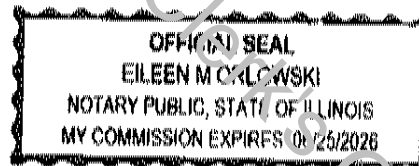
Thomas P. Walsh
THOMAS P. WALSH, as successor Trustee aforesaid

STATE OF ILLINOIS
COUNTY OF COOK

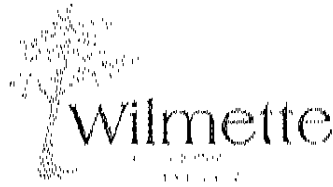
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that THOMAS P. WALSH not individually, but as successor Trustee under the ANN M. WALSH TRUST dated April 21, 1994, as amended, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of May, 2023.

Eileen M. Orlowski
Notary Public



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**Real Estate Transfer Tax
EXEMPT**

Issue Date 6/12/2023

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Issuer:	LR 2023-06-12	1245 RICHMOND LN	

Name of Buyer:

MARY CLARE WALSH CO-TRUSTEE
MARGARET A SCHWARTZ CO-TRUSTEE
ANN M WALSH MARITAL TRUST

Property Address:

1245 RICHMOND LN
WILMETTE, IL 60091

Property of Cook County Clerk's Office

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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 his agent, affirms that, to the best of 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.

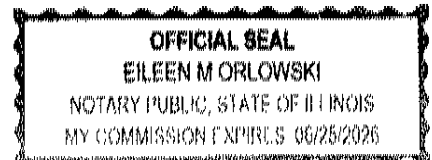
DATED: June 19, 2023 SIGNATURE: Thomas P. Walsh, agent
GRANTOR or AGENT

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: Eileen M Orłowski
By the said **THOMAS P. WALSH**

On this date of June 19, 2023

NOTARY SIGNATURE: Eileen M Orłowski



GRANTEE SECTION

The **GRANTEE** or 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.

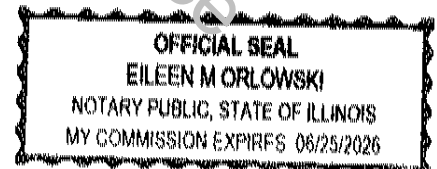
DATED: June 19, 2023 SIGNATURE: Mary Clare Walsh, agent
GRANTEE or AGENT

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: Eileen M Orłowski
By the said **MARY CLARE WALSH**

On this date of June 19, 2023

NOTARY SIGNATURE: Eileen M Orłowski



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. 34)**)