

PT 23-01149
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**DEED IN TRUST
(ILLINOIS)**

Doc# 2317406408 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2023 03:56 PM PG: 1 OF 7

THE GRANTOR **JAMIE A. WITTE a/k/a JAMIE WITTE**, a widow, who resides at 715 Carriage Hill Drive, Glenview, IL 60025, for and in consideration of Ten and No Dollars and other good and valuable considerations in hand paid Conveys and Warrants unto **JAMIE A. WITTE and AINSLIE GROARK**, as Co-Trustees of the **JAMIE A. WITTE SELF-DECLARATION OF TRUST** dated the 15th day of December, 2021 and unto all and every successor or successors in trust under said trust agreement, THE GRANTEE, of 715 Carriage Hill Drive, Glenview, IL 60025, the following described real estate in the County of Cook and State of Illinois to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 715 Carriage Hill Drive & Garage Space G-31, Glenview, IL 60025 &
621 Carriage Hill Drive Garage Space G-20, Glenview, IL 60025

Permanent Real Estate Index No: 04-35-408-119-0000; 04-35-408-320-0000; 04-35-408-126-0000

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.

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 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 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

PROPER TITLE, LLC

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exchange said 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.

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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust 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 the trust created by this Indenture and by 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 said 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, 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, or their predecessor in trust.

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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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.

[SIGNATURE & NOTARY PAGE TO FOLLOW]

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In Witness Whereof, the grantor aforesaid have set its hand and seal on May 25, 2023.

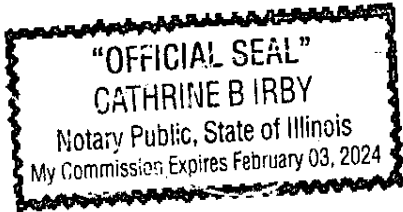
Jamie A. Witte

JAMIE A. WITTE a/k/a JAMIE WITTE

STATE of IL)
) ss.
COUNTY of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jamie A. Witte a/k/a Jamie Witte, 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 she signed, sealed and delivered the said instruments as her 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 on May 25, 2023.



Cathrine B Irby

Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: May 25, 2023

AGENT: *Jamie A. Witte*

This Instrument was prepared by and after recording, please mail to:
Jennifer Barton
Robbins DiMonte, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Send Subsequent Tax Bills to:
Jamie A. Witte Trust
715 Carriage Hill Drive
Glenview, IL 60025

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1: (Townhome)

That part of Lot 6 in Irvin A. Blietz Glenview Development Subdivision in Section 35, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof filed in the Office of the Registrar of Titles as Document No. LR1899559 and recorded in the Office of the Recorder of Deeds as Document No. 17729757, in Cook County, Illinois, described as follows:

Commencing at the Southeast corner of Lot 6 in said Irvin A. Blietz Glenview Development Subdivision; thence along the East line of said Lot 6, North 17 degrees 05 minutes 33 seconds West, a distance of 78.88 feet; thence South South 73 degrees 16 minutes 05 seconds West, a distance of 19.75 feet to the point of beginning; thence South 73 degrees 16 minutes 05 seconds West, a distance of 50.09 feet; thence North 16 degrees 43 minutes 55 seconds West, a distance of 25 feet; thence North 73 degrees 16 minutes 05 seconds East, a distance of 50.09 feet; thence South 16 degrees 43 minutes 55 seconds East, a distance of 25 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: (G-31)

That part of Lot 5A in Irvin A. Blietz Glenview Development Resubdivision No. 2 in Section 35, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof filed in the Office of the Registrar of Titles as Document No. LR1957828, in Cook County, Illinois, described as follows:

Commencing at the Southeast corner of Lot 5A in said Irvin A. Blietz Glenview Development Resubdivision No. 2; thence along the East line of said Lot 5A North 17 degrees 05 minutes 33 seconds West, a distance of 187.17 feet; thence South 73 degrees 16 minutes 05 seconds West, a distance of 11.20 feet to the point of beginning; thence South 73 degrees 16 minutes 05 seconds West, a distance of 30.06 feet; thence North 16 degrees 43 minutes 55 seconds West, a distance of 10.70 feet; thence North 73 degrees 16 minutes 43 seconds West, a distance of 10.70 feet; thence North 73 degrees 16 minutes 05 seconds East, a distance of 30.06 feet; thence South 16 degrees 43 minutes 55 seconds East, a distance of 10.70 feet to the point of beginning, in Cook County, Illinois.

Parcel 3: (G-20)

That part of Lot 6 in Irvin A. Blietz Glenview Development Subdivision in Section 35, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof filed in the Office of the Registrar of Titles as Document No. LR1899559 and recorded in the Office of the Recorder of Deeds as Document No. 17729757, in Cook County, Illinois, described as follows:

Commencing at the Southeast corner of Lot 6 in said Irvin A. Blietz Glenview Development Subdivision; thence along the East line of said Lot 6, North 17 degrees 05 minutes 33 seconds West, a distance of 153.88 feet; thence South South 73 degrees 16 minutes 05 seconds West, a distance of 34.37 feet to the point of beginning; thence South 73 degrees 16 minutes 05 seconds West, a distance of 10.00 feet; thence North 16

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degrees 43 minutes 55 seconds West, a distance of 30.03 feet; thence North 73 degrees 16 minutes 05 seconds East, a distance of 10.00 feet; thence South 16 degrees 43 minutes 55 seconds East, a distance of 30.03 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Easement for the benefit of Parcels 1 and 2 for ingress and egress, as shown on the Plat of Subdivision of Irvin A. Blietz Glenview Development, registered as Document No. LR1899559 and recorded as Document No. 17729757; Irvin A. Blietz Development Resubdivision registered as Document No. LR1940148 and recorded as Document No. 17952402 and Irvin A. Blietz Glenview Development Resubdivision Number 2 registered as Document No. LR1957828.

Parcel 5:

All those certain easements for the benefit of Parcels 1 and 2, as set forth in the Preservation Declaration of Carriage Hill on the West Fork dated September 12, 1980 and registered in the Office of the Registrar of Titles on September 15, 1980 as Document No. LR3177702 and recorded in the Office of the Recorder of Deeds as Document No. 25583332, as created by Trustee's Deeds from American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated June 8, 1979, and known as Trust Number 46774, to Isabelle F. Brost filed November 16, 1981 as Document Nos. LR3240259 and 3240260.

Parcel 6:

Easement for the benefit of Parcel 1 for ingress and egress, as shown on the Plat of Subdivision of Irvin A. Blietz Glenview Development, registered as Document No. LR1899557 and recorded as Document No. 17729757; Irvin A. Blietz Development Resubdivision registered as Document No. LR1940148 and recorded as Document No. 17952402 and Irvin A. Blietz Glenview Development Resubdivision Number 2 registered as Document No. LR1957828; and Preservation Declaration of Carriage Hill on the West Fork filed as Document No. LR3177702 and recorded as Document No. 25582336 (Affects that part of Parcel 161 falling in those parts of Lots 13A, 14A and 15A of Irvin Blietz Glenview Development Subdivision, aforesaid, falling within a tract of land described as follows:

That part of the Southwest 1/4 of Section 35, aforesaid, bounded and described as follows: Beginning 495 feet South of the Northeast corner of the Southeast 1/4 of said Section 35; thence South 20 degrees 5 minutes West 1947.2 feet; thence South 73 degrees 6 minutes West 543.3 feet; thence North 8 degrees 21 minutes East 966.6 feet; thence North 58 degrees 13 minutes East 1540 feet to the place of beginning, in Cook County, Illinois).

Address of Real Estate: 715 Carriage Hill Drive and Garage Space G-31, Glenview, IL 60025
621 Carriage Hill Drive Garage Space G-20, Glenview, IL 60025

Permanent Real Estate Index No: 04-35-408-119-0000; 04-35-408-320-0000; 04-35-408-126-0000

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STATEMENT OF GRANTOR / GRANTEE

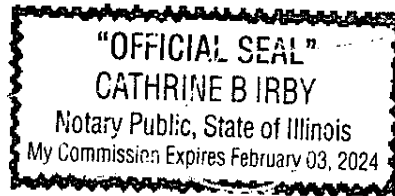
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: May 25, 2023

Signature: _____
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Jennifer Barton this 25th day of May, 2023

Catharine B Irby
Notary Public



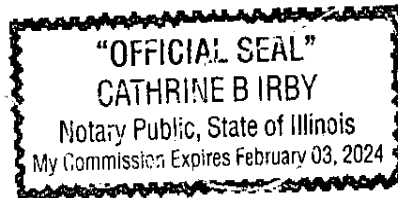
The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 25, 2023

Signature: _____
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Jennifer Barton this 25th day of May, 2023

Catharine B Irby
Notary Public



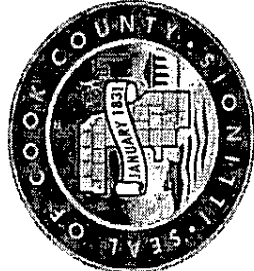
NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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REAL ESTATE TRANSFER TAX

07-Jun-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

04-35-408-119-0000

20230501633646

1-423-817-424

Property of Cook County Clerk's Office