

# UNOFFICIAL COPY

Doc#: 2318812136 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/07/2023 02:19 PM Pg: 1 of 4

## TRUSTEE'S DEED

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Dec ID 20230701666102

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**This Indenture**, made this 17 day of May, 2023, between MARTHA M. WOODS, NOT PERSONALLY BUT SOLELY AS TRUSTEE OF THE MARTHA M. WOODS 1998 TRUST, AS AMENDED AND RE-STATED AS TO AN UNDIVIDED 1/2 INTEREST AND MARTHA M. WOODS AND SUSAN MCGRAUGH, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEES OF THE GEORGE E. WOODS 1998 TRUST, AS AMENDED AND RESTATED AS TO AN UNDIVIDED 1/2 INTEREST, under the provisions of a deed or deeds duly recorded and delivered in pursuance of trust agreements dated the 23rd day of April, 1998, and known as party of the first part, and MARTHA M. WOODS AND SUSAN W. MCGRAUGH, AS CO-TRUSTEES OF THE MARTHA M. WOODS 1998 TRUST, DATED APRIL 23, 1998, AND AMENDED AND RESTATED FOUR TIMES, MOST RECENTLY ON APRIL 10, 2016, AND FURTHER AMENDED AND RESTATED ON May 17, 2023, known as party of the second part.

**Witnesseth.** That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

### SEE ATTACHMENT A

Permanent Tax Number: 15-12-110-002-0000  
Commonly known as: 629 FRANKLIN AVENUE, RIVER FOREST, ILLINOIS 60305

together with the tenements and appurtenances thereunto belonging.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Martha M Woods (Seal)  
MARTHA M. WOODS, NOT PERSONALLY BUT SOLELY AS TRUST OF THE MARTHA M. WOODS 1998 TRUST, AS AMENDED AND RE-STATED

Martha M. Woods (Seal)  
MARTHA M. WOODS, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEE OF THE GEORGE E. WOODS 1998 TRUST, AS AMENDED AND RESTATED

Susan McGraugh (Seal)  
SUSAN MCGRAUGH, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEE OF THE GEORGE E. WOODS 1998 TRUST, AS AMENDED AND RESTATED

**EXEMPTION APPROVED**

Print or type name(s) below signature(s) **VILLAGE OF RIVER FOREST**

Catherine Bay

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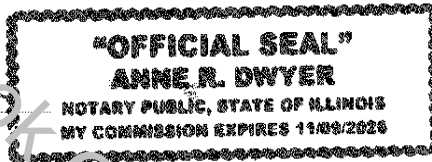
State of Illinois )  
 ) ss.  
County of Cook )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARTHA M. WOODS, NOT PERSONALLY BUT SOLELY AS TRUST OF THE MARTHA M. WOODS 1998 TRUST, AS AMENDED AND RE-STATED AND MARTHA M. WOODS AND SUSAN MCGRAUGH, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEES OF THE GEORGE E. WOODS 1998 TRUST, AS AMENDED AND RESTATED, are 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 and delivered the said instrument as a 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 17 day of May, 2023.

Commission expires 11/9 2026.

Anne R. Dwyer  
Notary Public



*This instrument was prepared by  
Thomas J. Dwyer, Attorney at Law, 400 Lathrop Avenue, River Forest, IL 60305*

**MAIL TO:**

Thomas J. Dwyer, Attorney at Law  
400 Lathrop Avenue  
River Forest, IL 60305

**SEND SUBSEQUENT TAX BILLS TO:**

Susan W. McGraugh  
6529 Itaska Street  
St. Louis, Missouri 63109

**This transaction is exempt  
under the provisions of  
35 ILCS 200/31-45(c)**

Anne R. Dwyer  
Attorney at Law

**EXEMPTION APPROVED  
VILLAGE OF RIVER FOREST**

Catherine Bay

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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.

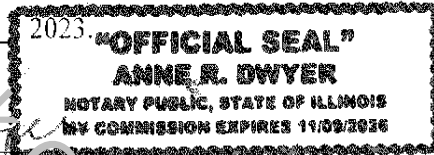
Dated: 5/17/23

Signature: Matthew M. Woods  
Grantor or Agent

Signature: Matthew M. Woods  
Grantor or Agent

Subscribed and sworn to before me by the said  
this 17 day of May

Notary Public Anne R. Dwyer



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 a 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.

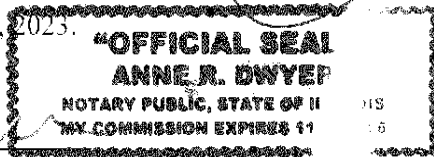
Dated: 5/17/23

Signature: Matthew M. Woods  
Grantee or Agent

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said  
this 17 day of May

Notary Public Anne R. Dwyer



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. (Attached 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.)

**EXEMPTION APPROVED**  
VILLAGE OF RIVER FOREST

Catherine Bayer

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## Attachment A

LOT 2 IN BLOCK 2 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEVEREN'S ADDITION TO RIVER FOREST BEING A SUBDIVISION OF ALL THAT PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5 OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 15-12-110-002-0000

COMMONLY KNOWN AS: 629 FRANKLIN AVENUE, RIVER FOREST, ILLINOIS 60305

Property of Cook County Clerk's Office

**EXEMPTION APPROVED**  
**VILLAGE OF RIVER FOREST**

*Catherine Bayer*