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PREPARED BY:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

Doc#: 2323013141 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2023 12:24 PM Pg: 1 of 5

MAIL TAX BILL TO:

Scott E. Trowbridge, Trustee
17705 Mayher Road
Orland Park, IL 60467

Dec ID 20230801600910

MAIL RECORDED DEED TO:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

DEED IN TRUST

THE GRANTOR, Scott E. Trowbridge and Doreen Trowbridge, husband and wife, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars, (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Scott E. Trowbridge, or his successors, as Trustee under the Scott E. Trowbridge Living Trust dated March 30, 2002, and any amendments thereto, GRANTEE, of 17705 Mayher Drive, Orland Park, IL 60467, the following described real estate in Cook County, Illinois:

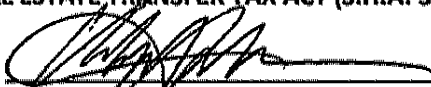
See Attached Legal Description

C/K/A: 17705 Mayher Drive, Orland Park, IL 60467
PIN: 27-31-105-029-0000

SUBJECT TO: (a) general taxes not due yet and payable; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF SUB-PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT (S.H.A. 35 ILCS 200/31-45e).

SIGNED:



Christopher S. Fowler

DATED:

8-15-2023

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 to amend, change, or modify leases and the terms and provisions thereof at

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any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

The 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.

The grantor has signed this deed on August 15, 2023.



Scott E. Trowbridge




Doreen Trowbridge

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Scott E. Trowbridge and Doreen Trowbridge, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: August 15, 2023



Notary Public



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LEGAL DESCRIPTION

Parcel 1: That part of Lot 20 in Orland Woods Planned Unit Development, being a Subdivision of part of the East 1/2 of the Northwest 1/4 of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of said Lot 20; thence due West, along the South line of Lot 20, 60.54 feet; thence North 44 degrees 52 minutes 50 seconds West 6.93 feet to a point of beginning; thence continuing North 44 degrees 52 minutes 50 seconds West 6.93 feet to a point of beginning; thence continuing North 44 degrees 52 minutes 50 seconds West 33.54 feet to a point on the Southwest extension of the center line of a party wall; thence North 45 degrees 33 minutes 20 seconds East along said center line and its Southwest and Northeast extensions, 70.00 feet; thence South 44 degrees 52 minutes 50 seconds East 33.01 feet; thence South 45 degrees 07 minutes 10 seconds West 70.00 feet to the point of beginning; all in Cook County, Illinois, and containing 2329 square feet therein.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as contained in the Plat of Orland Woods Planned Unit Development, recorded on May 11, 1994 as Document 94422384 and as contained in Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for the Townes of Orland Woods Townhouse Association, recorded November 17, 1994, as Document 94978619.

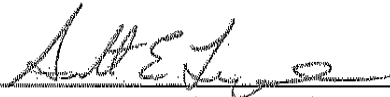
c/k/a: 17705 Mayher Drive, Orland Park, Illinois 60467
PIN #: 27-31-105-029-0000

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ACCEPTANCE BY TRUSTEE

By and through my execution hereof, I as trustee of the Scott E. Trowbridge Living Trust dated March 30, 2002, do hereby accept the foregoing conveyance.

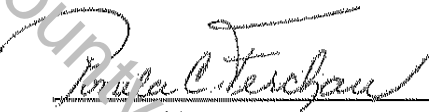
Scott E. Trowbridge Living Trust dated March 30, 2002

By: 
Scott E. Trowbridge, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Scott E. Trowbridge, as trustee of the Scott E. Trowbridge Living Trust dated March 30, 2022, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: August 15, 2023


Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

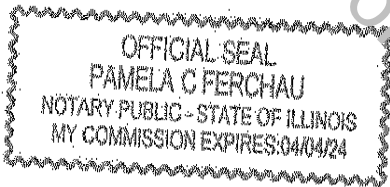
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 15, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 15th day of August, 2023.



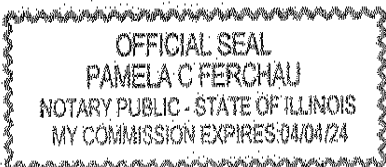
[Handwritten Signature]
Notary Public

The grantee 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: August 15, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 15th day of August, 2023.



[Handwritten Signature]
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).