

# UNOFFICIAL COPY

Doc#: 2333833342 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/04/2023 02:19 PM Pg: 1 of 5

## WARRANTY DEED IN TRUST

PREPARED BY AND AFTER  
RECORDING RETURN TO:

STRAUSS MALK & FEDER LLP  
Michael S. Strauss, Esq.  
135 Revere Drive  
Northbrook, IL 60062

SEND TAX BILLS TO:

Harold W. Irwin, Jr., Trustee  
9 Willow Bay Drive  
South Barrington, IL 60010

Dec ID 20230801695033

**THIS SPACE FOR RECORDER'S USE ONLY**

THE GRANTOR, **HAROLD W. IRWIN, JR., a/k/a WILLIAM IRWIN**, a married man (the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto the Grantee, **HAROLD W. IRWIN, JR., or his successors, not individually but solely as Trustee** (the "Trustee") of the **HAROLD W. IRWIN, JR. DECLARATION OF TRUST u/a/d March 17, 2000, as amended** (the "Trust Agreement"), all interest in the following described real estate situated in Cook County, Illinois (the "Property"), legally described as:

**See Exhibit A**

Subject only to (if any): covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and any unpaid general real estate taxes for the year 2022 and subsequent years.

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts, and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect, and subdivide the Property or any part thereof; dedicate parks, streets, highways, or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge, or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve, or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present

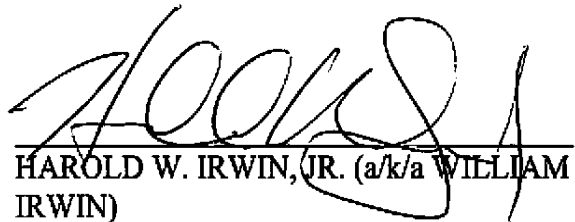
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or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years; renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; contract to make leases, grant options to lease, options to renew leases, and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey, or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and 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 the same, whether similar to or different from the ways above specified at any time or times hereafter.

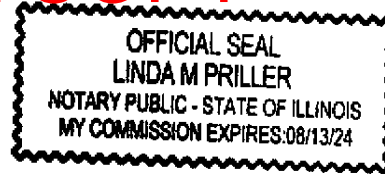
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement 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. Every deed, trust deed, mortgage, lease, or other assignment, instrument, or document executed by the Trustee in relation to the Property 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 this Indenture and by the 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 this Indenture and in the Trust Agreement or in some amendments thereof and binding upon all beneficiaries hereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment, instrument, or document, 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 their predecessors in trust.

And 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his or her hand and seal this \_\_\_\_\_ day of 11-15-2023, 2023.

  
 HAROLD W. IRWIN, JR. (a/k/a WILLIAM IRWIN)

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STATE OF IL )  
 ) SS.  
COUNTY OF COOK )

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Grantor, HAROLD W. IRWIN, JR. (a/k/a WILLIAM IRWIN), is personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

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

Notary Public: Linda M Priller  
(Seal)

### WAIVER OF HOMESTEAD RIGHTS

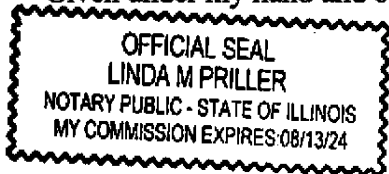
I, SUZANNE LESLIE IRWIN, wife of HAROLD W. IRWIN, JR. (a/k/a WILLIAM IRWIN), expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the state of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Suzanne Irwin  
SUZANNE LESLIE IRWIN

STATE OF IL )  
 ) SS.  
COUNTY OF COOK )

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SUZANNE LESLIE IRWIN is personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

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



Notary Public: Linda M Priller  
(Seal)

COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER SUB-PARAGRAPH 4(e) OF SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45) AND SUB-PARAGRAPH (5) OF SECTION 74-106 OF THE COOK COUNTY CODE

Date: 11-15-2023

Signed: [Signature]  
Buyer, Seller, or Agent

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 40 IN WILLOW BAY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 9 Willow Bay Drive, South Barrington, Illinois 60010

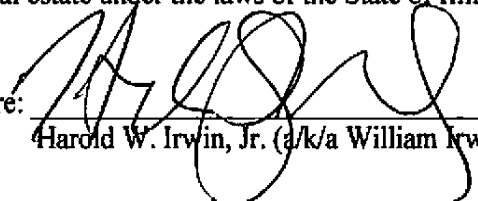
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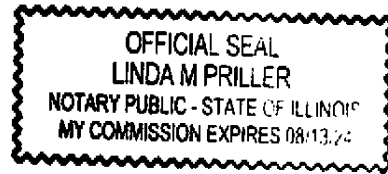
## STATEMENT BY GRANTOR AND GRANTEE

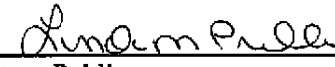
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 11-15-2023

Signature:   
Harold W. Irwin, Jr. (d/k/a William Irwin)

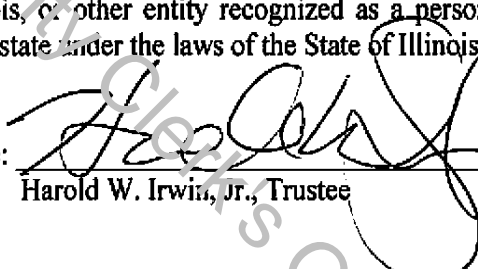
Subscribed and sworn to before me by  
the said Harold W. Irwin, Jr. (a/k/a William Irwin)  
this 15 day of Nov, 2023.



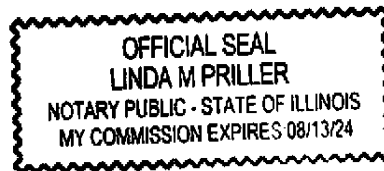
  
Notary Public

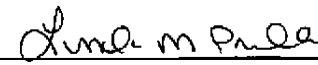
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11-15-2023

Signature:   
Harold W. Irwin, Jr., Trustee

Subscribed and sworn to before me  
by the said Harold W. Irwin, Jr., Trustee,  
this 15 day of Nov, 2023.



  
Notary Public