

# UNOFFICIAL COPY

Doc#: 2403833049 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/07/2024 09:40 AM Pg: 1 of 4

Dec ID 20240201627675

## WARRANTY DEED

THE GRANTORS, Simon H. Babbs and Susan E. Babbs, married to each other, of 385 Meadowbrook Drive, Northfield, IL 60093, for and in consideration of the SUM OF TEN DOLLARS IN HAND PAID,

CONVEY AND WARRANT TO Simon H. Babbs and Susan E. Babbs, Trustees, or their successors in trust, under Trust Number 385, dated December 15, 2023, and any amendments

thereto, the following described real estate in Cook County, Illinois, to-wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PTIN: 04-13-117-024-0000

Common Address:

385 Meadowbrook Drive  
Northfield, IL 60093

This Conveyance is Exempt under Paragraph 4(e) of the Real Estate Transfer Tax Act.

1-12-2024

*Patricia Lane Smith*

Date

Grantor or Agent

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

All of the terms, powers, conditions and limitations that are granted to, or that apply to, the above described Trustee or Trustees are described on the Exhibit B attached hereto and made a part hereof.

DATED this 22nd day of January, 2024.

Simon H. Babbs

Susan E. Babbs

Simon H. Babbs

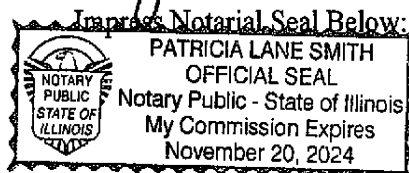
Susan E. Babbs

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that Simon H. Babbs and Susan E. Babbs, married to each other, being the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22nd day of January, 2024.

Patricia Lane Smith

Notary Public



This instrument prepared by: Patricia L. Smith, Attorneys & Counselors at Law, 1200 Shermer Road, Northbrook, IL 60062.  
Send subsequent tax bills to: Simon H. Babbs and Susan E. Babbs, Trustees, 385 Meadowbrook Drive, Northfield, IL 60093.

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## EXHIBIT A

PTIN: 04-13-117-024-0000

**Common Address:**

385 Meadowbrook Drive

Northfield, IL 60093

**Legal Description:**

LOT 39 AND 40 AND THE NORTH 20 FEET OF LOT 41 IN WILLIAM H. BRITIGAN'S SUNSET RIDGE GOLF CLUB ADDITION BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTH WEST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  (EXCEPT THE NORTH 5 ACRES THEREOF) AND ALSO THAT PART OF THE WEST  $\frac{1}{2}$  OF THE SOUTH EAST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  LYING WESTERLY OF HAPP ROAD AND THE NORTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE NORTH WEST  $\frac{1}{4}$  OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT B

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 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 said premises or any part thereof to a successor or successors in trust with 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 praesenti or in futuro, 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 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 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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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; 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 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 or in some amendment thereof and is binding upon all beneficiaries thereof; (c) that said 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 its, his, her or their predecessor in trust.

The interest of each and every beneficiary under said Trust 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 thereunder 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.

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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 and hold title to real estate under the laws of the State of Illinois.

Dated January 22, 2024

Signature *Mary Ann Place Byrne*

Subscribed and sworn to before me by the said agent

this 22 day of January, 2024.

Mary Ann Place Byrne

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 and hold title to real estate under the laws of the State of Illinois.

Dated January 22, 2024

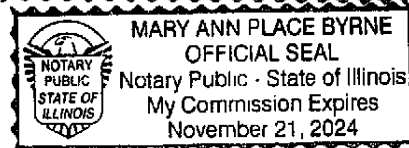
Signature *Mary Ann Place Byrne*

Subscribed and sworn to before me by the said agent

this 22 day of January, 2024

Mary Ann Place Byrne

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.)