

# UNOFFICIAL COPY

Doc#: 2404606234 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2024 12:26 PM Pg: 1 of 3

**Return To & Mail Tax Bills To:**

Catherine J. Bowles, Trustee  
334 Cumnock Rd.  
Inverness, IL 60067

Dec ID 20240101615375  
ST/CO Stamp 1-041-154-608

**Prepared By:**

Timothy J. Murray  
TINKOFF LAW GROUP, LLC  
413 East Main Street  
Barrington, IL 60010

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## TRUSTEE'S DEED (Illinois)

**THIS INDENTURE**, made this 4<sup>th</sup> day of March, 2019, by Catherine J. Bowles, as successor trustee under The Philadelphia Revocable Trust dated August 10, 1998, Grantor, and Catherine J. Bowles, as trustee of the Marital Trust of the Philadelphia Revocable Trust dated August 10, 1998, and which Marital Trust was established upon the demise of Robert S. Bowles on January 27, 2019, Grantee.

**WITNESSETH**, that Grantor, in consideration of TEN and no/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as said trustees and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit (See following page for legal description), together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

Permanent Index Number (PIN): 02-17-401-004-0000

Address(es) of Real Estate: 334 Cumnock Road, Inverness, IL 60067

**IN WITNESS WHEREOF**, the Grantor, as Trustee, as aforesaid, hereunto sets her hand and seal the day and year first above written.

THE PHILADELPHIA TRUST dated August 10, 1989

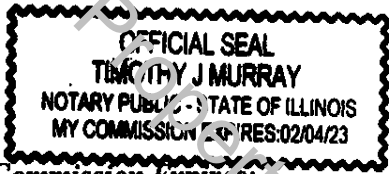
By: Catherine J. Bowles  
Catherine J. Bowles, as Trustee

# UNOFFICIAL COPY

STATE OF ILLINOIS     ) ss  
COUNTY OF COOK     )

I, **THE UNDERSIGNED**, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Catherine J. Bowles is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 4<sup>th</sup> day of March, 2019.



*Timothy Murray*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## LEGAL DESCRIPTION

of the premises commonly known as: 334 Sumnock Road, Inverness, IL 60067

LOT FORTY (40) IN "THE MEADOWS" BEING A SUBDIVISION OF A PART OF SECTION 16 AND 17, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 835281.

**SUBJECT TO:** General real estate taxes not due and payable as of this date; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

The notary is the attorney who prepared this document. The attorney has the notarial record of the Residential Real Property Transaction as defined in the Illinois Notary Public Act.

This transaction is exempt under the provisions of Paragraph 4(e) of the Illinois Real Estate Transfer Tax Act.  
X *Timothy Murray* 3/4/2019  
\_\_\_\_\_  
Timothy J. Murray, Attorney     Date

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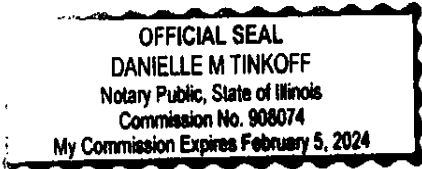
## STATEMENT BY GRANTOR AND GRANTEE

**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:** DEC 15, <sup>2023</sup>2024. **SIGNATURE:** [Signature]  
Grantor or Agent

**SUBSCRIBED AND SWORN TO** before me  
this 15 day of DEC, <sup>2023</sup>2024.

[Signature]  
Notary Public



**THE GRANTEE** or his agent affirms 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 title to real estate under the laws of the State of Illinois.

**DATED:** DEC 15, <sup>2023</sup>2024. **SIGNATURE:** [Signature]  
Grantee or Agent

**SUBSCRIBED AND SWORN TO** before me  
this 15 day of DEC, <sup>2023</sup>2024.

[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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)