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Doc# 2407520036 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/15/2024 9:29 AM Pg: 1 of 3

This instrument was prepared by:

Jason A. Doran, Esq.
Momkus LLP
1001 Warrenville Road, Suite 500
Lisle, Illinois 60532

Doc ID 20240201640662

ST/Co Stamp 1-500-895-792 ST Tax \$675.00 CO Tax \$337.50

After recording, return to:

Joan M. Crawshaw, Trustee
Michael G. Crawshaw, Trustee
1031 Hickory Drive
Western Springs, Illinois 60558

Send subsequent tax bills to:

Joan M. Crawshaw
Michael G. Crawshaw
1031 Hickory Drive
Western Springs, Illinois 60558

TRUSTEE'S DEED

This Indenture made this 8th day of March 2024, between LAURA A. MURPHY, as Trustee under the provisions of a certain trust agreement dated March 29, 1996 and known as the LAURA A. MURPHY TRUST AGREEMENT, of 4827 Wolf Road, Western Springs, Illinois 60558 ("Grantor"), and JOAN M. CRAWSHAW, AS TRUSTEE AND MICHAEL G. CRAWSHAW AS TRUSTEE OF THE CRAWSHAW FAMILY TRUST DATED FEBRUARY 19, 2018 ("Grantees").

Witnesseth. That the Grantor, in consideration of the sum of \$10.00, and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto the Grantees, the following described real estate, situated in Cook County, Illinois, to wit:

THAT PART OF LOT 237 IN TIMBER TRAILS SUBDIVISION UNIT NO. 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 237; THENCE NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST, 56.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST 25 FEET; THENCE NORTH 19 DEGREES 12 MINUTES 26 SECONDS WEST, 115.00 FEET; THENCE SOUTH 70 DEGREES 47 MINUTES 35 SECONDS WEST, 25.00 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES 26 SECONDS EAST, 115.00 FEET TO THE POINT OF BEGINNING IN TIMBER TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO SAID PLAT RECORDED OCTOBER 27, 2005, AS DOCUMENT NUMBER 0530003135 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED

FIRST AMERICAN TITLE

FILE # AF1641032

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FEBRUARY 15, 2006 AS DOCUMENT NUMBER 0604534053, APRIL 20, 2006 AS DOCUMENT NUMBER 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NUMBER 0624031066, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-18-406-032-0000

Property Address: 1031 Hickory Drive, Western Springs, Illinois 60558

Subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Together with the tenements and appurtenances thereunto belonging.

To Have and To Hold the same unto the Grantees, and to the proper use, benefit, and behoof forever of the Grantees.

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 is NOT Homestead Property as to the Grantor.

[Signature Page to Follow]

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In Witness Whereof, the Grantor has caused this deed to be executed on its behalf by the Grantor as of the day and year first above written.

LAURA A. MURPHY TRUST AGREEMENT
DATED MARCH 29, 1996

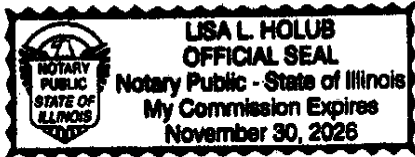
Laura A. Murphy

Laura A. Murphy, as Trustee

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify LAURA A. MURPHY as Trustee under the provisions of a certain trust agreement dated March 29, 1996 and known as the LAURA A MURPHY TRUST AGREEMENT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that as such authorized successor trustee, she signed and delivered the said instrument, pursuant to authority given by the trust, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th
day of March 2024



[Handwritten Signature]

Notary Public