

# UNOFFICIAL COPY

## DEED IN TRUST Illinois

MAIL TO:  
Ross Law Firm Ltd.  
1622 W. Colonial Parkway, Suite 201  
Inverness, Illinois 60067

NAME AND ADDRESS OF  
TAXPAYER:  
Edwin D Kyle III  
204 5th St  
Wilmette IL 60091-3408

THE GRANTORS, Edwin D. Kyle III and Jennifer L. Harris, husband and wife, of 204 5th Street, Village of Wilmette, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto Edwin D. Kyle III of 204 5th Street, Wilmette, IL, or his successor in trust, as trustee of the Edwin

D. Kyle III Declaration of Trust dated February 26, 2024, and any amendments thereto, as to an undivided one-half (1/2) interest, and unto Jennifer L. Harris of 204 5th Street, Wilmette, IL, or her successor in trust, as trustee of the Jennifer L. Harris Declaration of Trust dated February 26, 2024, and any amendments thereto, as to an undivided one-half (1/2) interest, the beneficial interests of said trusts being held by Edwin D. Kyle III and Jennifer L. Harris, husband and wife, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN JANANN'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 6 IN GREGORY'S SUBDIVISION OF THE SOUTH 1/2 OF LOTS 26, 27 AND 28 IN BAXTER'S SUBDIVISION OF PART OF THE SOUTH SECTION OF QUILMETTE RESERVE AND OF THE 10 FOOT VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS 1, 2 AND 3 IN BLOCK 6 IN GREGORY'S SUBDIVISION AND OF LOT 6 IN CAMPBELL'S RESUBDIVISION IN THE QUILMETTE RESERVE OF BLOCK 6 IN HILL AND MCDANIEL'S SUBDIVISION OF THE SOUTH 1/2 OF LOTS 26, 27 AND 28 IN BAXTER'S SUBDIVISION OF LOT 4 IN BLOCK 6 IN SAID GREGORY'S SUBDIVISION, IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 05-35-300-025-0000  
Property Address: 204 5th Street, Wilmette, IL 60091

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declarations of trust set forth.

Full power and authority are hereby granted to said trustees 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 and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees; 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 the present 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, 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 renew 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 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 trustees 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 trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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



Doc# 2410722043 Fee \$93.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/16/2024 2:46 PM  
PAGE: 1 OF 4

RECORDER'S STAMP

SC  
INTN  
CS  
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N

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other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said declarations of 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees are 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 or their predecessor in trust.

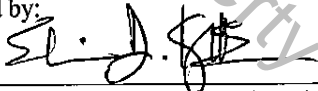
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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.

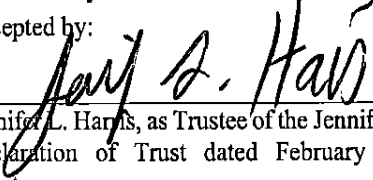
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED: February 26, 2024

 (SEAL)  
Edwin D. Kyle III, Grantor

 (SEAL)  
Jennifer L. Harris, Grantor

Accepted by:  
 (SEAL)  
Edwin D. Kyle III, as Trustee of the Edwin D. Kyle III Declaration of Trust dated February 26, 2024, Grantee

Accepted by:  
 (SEAL)  
Jennifer L. Harris, as Trustee of the Jennifer L. Harris Declaration of Trust dated February 26, 2024, Grantee

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 Edwin D. Kyle III and Jennifer L. Harris, personally known to me to be 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal on February 26, 2024.



  
Notary Public



Impress Seal Here

NAME AND ADDRESS OF PREPARER:  
Ross Law Firm Ltd. (Patrick F. Ross Esq.)  
1622 W. Colonial Parkway, Suite 201  
Inverness, Illinois 60067  
Telephone Number (847) 358-5757

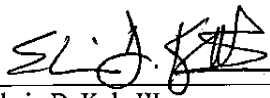
COUNTY-ILLINOIS TRANSFER STAMPS:  
EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 31-45, REAL  
ESTATE TRANSFER TAX LAW

WILMETTE TRANSFER STAMPS:  
EXEMPT UNDER PARAGRAPH (4), SECTION 8  
849 OF THE WILMETTE REAL ESTATE  
TRANSFER TAX ORDINANCE.

DATE: February 26, 2024

REAL ESTATE TRANSFER TAX		16-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

05-35-300-025-0000 | 20240401668231 | 0-708-722-992

  
Edwin D. Kyle III

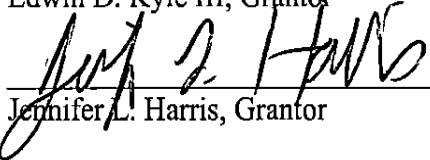
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## STATEMENT BY GRANTOR AND GRANTEE

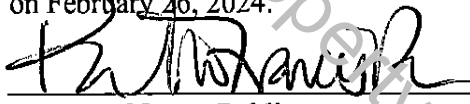
The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: February 26, 2024

Signature:   
Edwin D. Kyle III, Grantor

Signature:   
Jennifer L. Harris, Grantor


SUBSCRIBED and sworn to  
before me by the said Grantors  
on February 26, 2024.

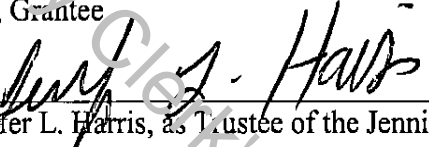
  
Notary Public



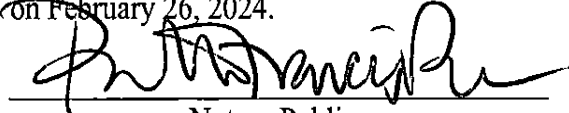
The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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: February 26, 2024

Signature:   
Edwin D. Kyle III, as Trustee of the Edwin D. Kyle III Declaration of Trust dated February 26, 2024, Grantee

Signature:   
Jennifer L. Harris, as Trustee of the Jennifer L. Harris Declaration of Trust dated February 26, 2024, Grantee

SUBSCRIBED and sworn to  
before me by the said Grantees  
on February 26, 2024.

  
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.

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Real Estate Transfer Tax  
**EXEMPT**

**Name of Buyer:**

JENNIFER L. HARRIS TRUSTEE

EDWIN D. KYLE III TRUSTEE

Issue Date 3/29/2024

**Revenue Stamps:**

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	MG	2024-03-29	204 5TH ST.

**Property Address:**

204 5TH ST.

WILMETTE, IL 60091

Property of Cook County Clerk's Office