



Doc#: 0527939003 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/06/2005 12:00 PM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

JOAN O. MC CARTHY, widowed  
and not since remarried  
1451 SUFFOLK AVENUE  
WESTCHESTER, ILLINOIS 60154

(The Above Space For Recorder's Use Only)

of the City of WESTCHESTER, County of COOK, and State of ILLINOIS, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to JOAN O. MC CARTHY, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 4<sup>th</sup> day of August, 2005, and designated as the JOAN O. MC CARTHY FAMILY TRUST, the following described real estate:

**(LEGAL DESCRIPTION)**

LOT 271 IN GEORGE P. NIXON AND COMPANY'S SECOND TERMINAL ADDITION TO WESTCHESTER IN THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 1451 SUFFOLK AVENUE, WESTCHESTER, ILLINOIS.

Permanent Index Number (PIN): 15-21-209-011-0000

Address(es) of Real Estate: 1451 Suffolk Avenue, Westchester, Illinois 60154

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease, or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he, she, or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

**UNOFFICIAL COPY**

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, any other person as designated in the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 4<sup>th</sup> day of August, 2005.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURES

Joan O. Mc Carthy (SEAL) \_\_\_\_\_ (SEAL)

JOAN O. MC CARTHY (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook. SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOAN O. MC CARTHY**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 4<sup>th</sup> day of August, 2005.  
 Commission expires April 29, 2006

Carol A. Mulroe  
 NOTARY PUBLIC

This instrument was prepared on August 5, 2005 by John G. Mulroe,  
 6687 N. Northwest Highway, Chicago, Illinois 60631

John G. Mulroe  
John G. Mulroe

State of Illinois - Department of Revenue  
 STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT  
 I hereby declare that the attached deed represents transaction exempt under provisions of paragraph 2, Section 4, of the Real Estate Transfer Act.  
 Ch 35, Para. 200/31-45. (NO TAXABLE CONSIDERATION).

**TRANSFER STAMP**  
 CERTIFICATION OF COMPLIANCE

Village of Westchester  
*C. G. Heilman 10/4/05*

Dated: August 4, 2005

(JOHN G. MULROE)

Mail to: (6687 N. NORTHWEST HWY .)

(CHICAGO, ILLINOIS 66031)

OR RECORDER'S Office BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

JOAN O. MC CARTHY

1451 SUFFOLK AVENUE

WESTCHESTER, ILLINOIS 60154

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: August 4, 2005

John P. McCarthy  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 4<sup>th</sup> day of August, 2005.



Carol A. Mulroe  
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.

Dated: August 4, 2005

John P. McCarthy  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 4<sup>th</sup> day of August, 2005.



Carol A. Mulroe  
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.)