

UNOFFICIAL COPY



1419534047

Doc#: 1419534047 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/14/2014 10:05 AM Pg: 1 of 4

DEED IN TRUST

Prepared By &
After Recording, Mail to:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

The Grantors, JOHN F. BRENNAN & CYNTHIA A. BRENNAN, Husband and Wife, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEY and QUIT CLAIM to

JOHN BRENNAN & CYNTHIA BRENNAN as Trustees of THE JOHN & CYNTHIA BRENNAN FAMILY TRUST DATED JUNE 18, 2014 and any amendments thereto, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 7 in Block 3 in Grand Addition to Edison Park, said Addition being a Subdivision of the East 25 Acres of the West 30 Acres of the North 60 Acres and the North 30 Acres of the West 50 Acres of the South 100 Acres the Northeast 1/4 of Section 36, Township 41North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 09-36-201-019-0000

Commonly known as 7126 N Olcott Ave., Chicago, IL 60631

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement(s) set forth.

Full power and authority are hereby granted to said trustee(s) 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(s) in trust and to grant to such successor(s) in trust all of the title, estate, powers and authorities vested in said trustee(s); to donate, to dedicate, to mortgage, to 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(s) of time and to amend, change or modify leases and the terms and provisions thereof at any time(s) 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

UNOFFICIAL COPY

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(s) in relation to the premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee(s), 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 the trust(s) have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee(s), or be obliged or privileged to inquire into any of the terms of said trust agreement(s); and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) 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, (1) that at the time of the delivery thereof the trust(s) created by this Indenture and by said trust agreement(s) was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trust(s), conditions and limitations contained in this Indenture and in said trust agreement(s) or in some amendments thereof and binding on all beneficiaries thereunder; (3) that said trustee(s) was duly authorized and empowered to execute and delivery every such deed, trust deed, lease, mortgage or other instrument; and (4) if the conveyance is made to a successor(s) in trust, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor(s) in trust(s).

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.

Said Grantors hereby release and waive all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the Grantors aforesaid have set their hands and seals this 18 day of June, 2014.



 JOHN F. BRENNAN



 CYNTHIA A. BRENNAN

UNOFFICIAL COPY

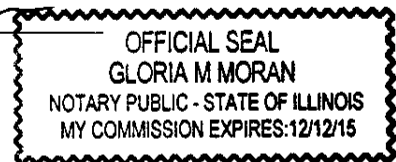
State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that JOHN A. BRENNAN & CYNTHIA A. BRENNAN, husband and wife, 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 said deed as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of June, 2014.

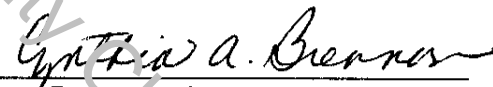


NOTARY PUBLIC



Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.
NO CONSIDERATION INVOLVED.

Dated: June 18, 2014.



Grantor of Representative

Mail Tax Bills to Grantee at:

John & Cynthia Brennan
7126 N Olcott Ave.
Chicago, IL 60631

City of Chicago
Dept. of Finance
670499



Real Estate
Transfer
Stamp

\$0.00

7/14/2014 9:39
DR43142

Batch 8,474,488

UNOFFICIAL COPY

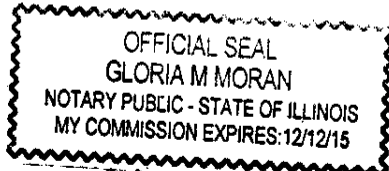
STATEMENT BY GRANTOR AND GRANTEE

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 6-18, 2014

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 18 day of June, 2014
Notary Public [Handwritten Signature]

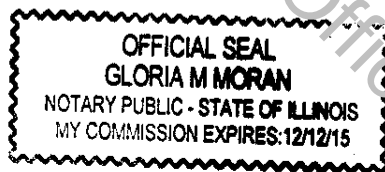


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 6-18, 2014

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 18 day of June, 2014
Notary Public [Handwritten Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)