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THIS INSTRUMENT WAS
PREPARED BY AND
RETURN TO:



Michael T. Wycklendt, Esq.
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Chicago, Illinois 60606-7507

Doc#: 1426519099 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2014 01:18 PM Pg: 1 of 5

QUIT CLAIM
DEED IN TRUST

THIS INDENTURE made this 5 day of September, 2014, between KEVIN J. REARDON, a widower, and the surviving joint tenant with Claudia Reardon, deceased, of 6061 N. Forest Glen, Chicago, Illinois 60646, Grantor, and KEVIN J. REARDON, as Trustee or his successors in trust under the Kevin J. Reardon Declaration of Trust dated August 21, 2014, whose post office address is 6061 N. Forest Glen, Chicago, Illinois 60646, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 each successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, 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 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

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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 Trustee 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 Trustee, 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 Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee 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, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized to execute 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, duties and obligations of its, his, her or their predecessor in trust.

"Grantor" and "Grantee" are used for singular or plural, as context requires.


[Remainder of page intentionally left blank.]

REAL ESTATE TRANSFER TAX 22-Sep-2014

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

13-03-123-004-0000 | 20140901628970 | 2-078-291-072

REAL ESTATE TRANSFER TAX 22-Sep-2014

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

13-03-123-004-0000 | 20140901628970 | 2-143-696-000

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IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal the day and year first above written.



KEVIN J. REARDON

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 KEVIN J. REARDON, a widower, to me known to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of September, 2014.



Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

LOT 412 (EXCEPT THE NORTHERLY 10 FEET THEREOF) AND THE NORTHERLY HALF OF LOT 413 IN KOESTER AND ZANDER'S SAUGENASH SUBDIVISION, A SUBDIVISION IN CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6061 N. Forest Glen
Chicago, Illinois 60646

Permanent Index Number: 13-03-123-004-0000
13-03-123-005-0000

MAIL TAX BILLS TO: Kevin J. Reardon
6061 N. Forest Glen
Chicago, IL 60646

Property of Cook County Clerk's Office

Exempt under provisions of paragraph E, Section 31-45
Local Estate Transfer Tax Law.

9/19/14 D. Nichols, agent
Date Buyer, Seller or Representative

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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 of Assignment of Beneficial Interest in 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 Sept. 19, 2014

Signature: Michael T. Wychlerdt
Grantor or Agent lu

Subscribed and sworn to before me

By the said agent
This 19th day of September, 2014.
Notary Public Lynn A. Nichols



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 Sept. 19, 2014

Signature: Michael T. Wychlerdt
Grantee or Agent lu

Subscribed and sworn to before me

By the said agent
This 19th day of September, 2014.
Notary Public Lynn A. Nichols



Note: Any person who knowingly submits a false statement concerning the identity of 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.)