

# UNOFFICIAL COPY



2013  
1409-56707

DEED IN TRUST  
(ILLINOIS)

Doc#: 1427948013 Fee: \$58.00  
HOSP Fee: \$9.00 EPFH Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/06/2014 12:00 PM Pg: 1 of 11

Mail to:

JAMES J. MORRONE  
12820 S. Ridgeland Ave., Unit C  
Palos Heights, IL 60463

Name & Address of Taxpayer:

REVOCABLE LIVING TRUST  
OF EDWARD & BERNADINE CRONIN  
6830 Ridge Point Dr., No. 1C  
Oak Forest, IL 60452

THIS INDENTURE WITNESSETH, that the Grantors, JEAN CRONIN, *divorced*, PEGGY RIEHM, *married*, KAREN MESSINA, *Married*, CATHY CRONIN, *Married*, MARY CONNETT, *Married*, JOSEPH CRONIN, *divorced* and PATRICK CRONIN, *Married* for and in consideration TEN AND NO/00 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto **PATRICK J. CRONIN**, of the State of Illinois as TRUSTEE under the provisions of the "**REVOCABLE LIVING TRUST OF EDWARD K. CRONIN and BERNADINE A. CRONIN**" dated the 9<sup>th</sup> day of March, 2005 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

*Unit 3-1C and Garage Unit G-3-1C in Ridge Point Condominiums as Delineated on a Survey of the Following Described Real Estate: That Part of Lot 1 in Murden Meadows, Being a Subdivision of the North 5 Acres of the South 10 Acres of the North 20 Acres of the East 1/2 of the Northwest 1/4 of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Which Survey is Attached as Exhibit A to the Declaration of Condominium Recorded as Document No. 98-725017, as Amended From Time to Time, Together with its Undivided Percentage Interest in the Common Elements, in Cook County, Illinois*

*Commonly known as 6830 Ridge Point Dr., No. 1C, Oak Forest, Illinois 60452  
P.I.N. 28-18-101-044-1027*

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 set forth.

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Full power and authority are hereby granted to said trustee 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 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 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 relations 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 as 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.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 or execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have \_\_\_ hereunto set their hand \_\_\_ and seal \_\_\_ this 31<sup>st</sup> day of OCTOBER, 2014.

**\*THIS IS NOT HOMESTEAD PROPERTY\***

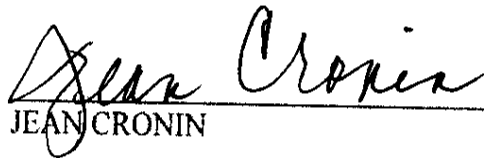
COOK COUNTY ILLINOIS TRANSFER  
STAMPS EXEMPT UNDER PROVISIONS  
OF PARAGRAPH 2 SECTION 4 REAL  
ESTATE TRANSFER ACT

  
Representative

THIS DOCUMENT PREPARED BY:

James J. Morrone, P.C.  
12820 S. Ridgeland Ave., Unit C  
Palos Heights, IL 60463

# UNOFFICIAL COPY

  
JEAN CRONIN

STATE OF ILLINOIS )  
 )SS:  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEAN CRONIN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 3 day of Oct, 2014.

Commission expires 11-12-17

NOTARY PUBLIC Dianne L Kelly



# UNOFFICIAL COPY

Peggy Riehm  
PEGGY RIEHM

STATE OF ILLINOIS                    )  
  )SS:  
COUNTY OF                                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PEGGY RIEHM is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 3 day of Oct, 2014.

Commission expires 11-12-17

NOTARY PUBLIC Dianne L Kelly



# UNOFFICIAL COPY

Karen Messina  
KAREN MESSINA

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 that KAREN MESSINA is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 2<sup>nd</sup> day of October, 2014.

Commission expires Feb 5<sup>th</sup> 2018 NOTARY PUBLIC [Signature]



Property Of Cook County Clerk's Office

# UNOFFICIAL COPY

Cathy Cronin  
CATHY CRONIN

STATE OF ILLINOIS            )  
  )SS:  
COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CATHY CRONIN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 3 day of October, 2014.

Commission expires 11-12-2017 NOTARY PUBLIC Hickman & Kelly



# UNOFFICIAL COPY

Mary Connett  
MARY CONNETT

STATE OF ILLINOIS )  
 )SS:  
COUNTY OF )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY CONNETT is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 3<sup>rd</sup> day of October, 2014.

Commission expires 06-30-2017

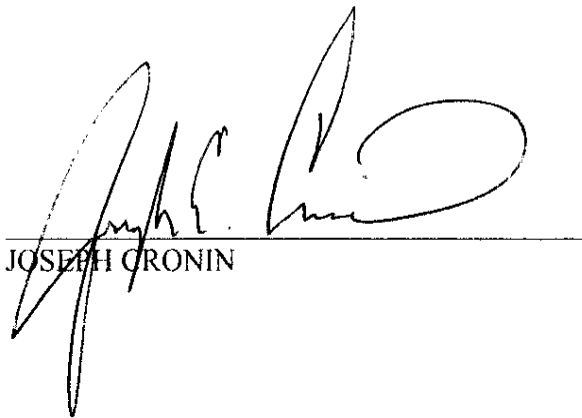
NOTARY PUBLIC

Tracy Scott

Property of Cook County Clerk's Office



# UNOFFICIAL COPY



\_\_\_\_\_  
JOSEPH CRONIN

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 that JOSEPH CRONIN is personally known to me to be the same 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, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2<sup>nd</sup> day of October, 2014.

Commission expires Feb 5<sup>th</sup> 2018 NOTARY PUBLIC 



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# UNOFFICIAL COPY

*Patrick Cronin*

PATRICK CRONIN

STATE OF ILLINOIS )  
 )SS:  
COUNTY OF Cook )

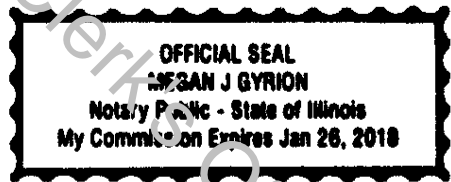
I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that PATRICK CRONIN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 02 day of October, 2014.

Commission expires Jan 26, 2018

NOTARY PUBLIC

*[Handwritten Signature]*



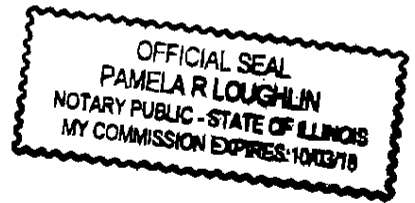
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## STATEMENT BY GRANTOR GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor 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, 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 10/6, 20 14 Signature Betty Kousa  
Grantor or Agent

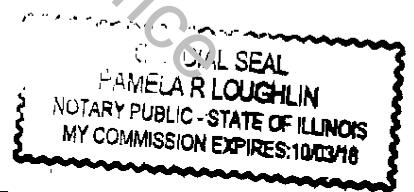
Subscribed and sworn to before me by the said  
Grantor/Agent this 6 day of Oct, 20 14  
Notary Public Paul D. [Signature]



The grantee or his 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, 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 10. 6, 20 14 Signature B. Kousa  
Grantee or Agent

Subscribed and sworn to before me by the said  
Grantee/Agent this 6 day of Oct, 20 14  
Notary Public Paul D. [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.

(Attached 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)