

140298700434

This instrument prepared by:  
ROBERT C. COLLINS, JR.  
Attorney at Law  
850 Burnham Avenue  
Calumet City, IL 60409-4707



Doc#: 1428145036 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/08/2014 11:20 AM Pg: 1 of 4

Mail future tax bills to:  
TIMOTHY MCKERNIN AND  
BEVERLEY MCKERNIN, TRUSTEES  
OF MCKERNIN TRUST NO. 1  
3531 Jackson St.  
Lansing, IL 60438

Mail this recorded instrument to:  
ROBERT C. COLLINS, JR.  
Attorney At Law  
850 Burnham Ave.  
Calumet City, IL 60409

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), BEVERLEY A. MCKERNIN, f/k/a BEVERLEY A. HOECKELBERG and TIMOTHY MCKERNIN, her husband, of the Village of Lansing, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto Grantee(s), TIMOTHY MCKERNIN and BEVERLEY MCKERNIN, AS TRUSTEES OF TRUST AGREEMENT DATED MAY 20, 2014 AND KNOWN AS MCKERNIN TRUST NO. 1, of 3531 Jackson St., Lansing, IL 60438, the following described real estate in the County of Cook and State of Illinois, to wit:

The East Two (2) feet of Lot Fifteen (15), and Lot Sixteen (16), and the West Eight (8) feet of Lot Seventeen (17), in Block One (1), in Highway Addition, being a Subdivision of the North 17.2004 acres of the South 34.4008 acres of the East Half (1/2) of the East Half (1/2) of the Northwest Quarter (1/4) of Section 32, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

NO ACTUAL CONSIDERATION.  
THIS IS HOMESTEAD PROPERTY AS TO TIMOTHY MCKERNIN.

Permanent Index Number(s): 30-32-106-043-0000  
Property Address: 3531 Jackson St., Lansing, IL 60438

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

# UNOFFICIAL COPY

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the Trustee was 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, her, or their predecessor in trust.

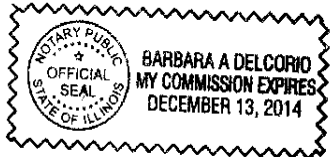
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 5th day of September, 2014.

Beverley A. Mckernin  
BEVERLEY A. MCKERNIN f/k/a BEVERLEY A. HOECKELBERG

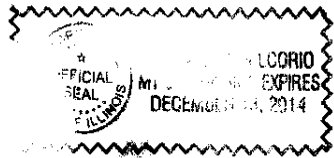
Timothy Mckernin  
TIMOTHY MCKERNIN

09-05-14  
Robert C. Collins  
Notary Public in the State of Illinois



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 BEVERLEY A. MCKERNIN f/k/a BEVERLEY A. HOECKELBERG and TIMOTHY MCKERNIN, her husband, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 5th day of September, 2014.  
Barbara A Delcorio  
Notary Public

# UNOFFICIAL COPY

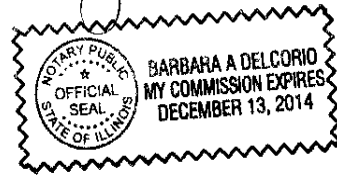
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 September 5, 2014.

Signature: Beverly A. McKernin  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 5th day of September, 2014.

Barbara A. Delcorio  
NOTARY PUBLIC

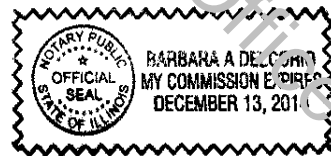


The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 5, 2014. Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 5th day of September, 2014.

Barbara A. Delcorio  
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.)

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name Timothy McKernin & Beverly McKernin

Mailing Address: 3531 Jackson Street  
Lansing, IL 60438

Telephone No.: 708-896-8933

Attorney or Agent: Robert C Collins, Jr

Telephone No.: 708-862-5800

Property Address 3531 Jackson Street  
Lansing, IL 60438

Property Index Number (PIN) 30-32-106-043-0000

Water Account Number 107 4570 00 01

Date of Issuance: September 29, 2014

State of Illinois )

County of Cook)

This instrument was acknowledged before  
me on September 29, 2014 by

Karen Giovane.

VILLAGE OF LANSING

By: 

Village Treasurer or Designee



(Signature of Notary Public)

(SEAL)



THIS CERTIFICATE IS VALID FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.