

# UNOFFICIAL COPY

## QUITCLAIM DEED IN TRUST



**MAIL TO:**

Stephen S. Messutta  
1043 Manor Drive  
Wilmette, IL 60091

**Doc#:** 1504413079 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2015 01:38 PM Pg: 1 of 5

*EXEMPT  
AT 4, Sec 31-45  
OF RE. TRANSFER  
TAX ACT  
Cook County*

The Grantors, SHAWN MINOGUE AND ELIZABETH MINOGUE, husband and wife, of 660 Euclid Avenue, Glen Ellyn, DuPage County, Illinois 60137, for good consideration, convey to Grantee SHAWN MINOGUE as trustee of the Shawn Minogue Trust dated April 2011 and to Grantee ELIZABETH MINOGUE as trustee of the Elizabeth Minogue Trust dated April 06, 2011, each as to a 50% undivided interest as tenants in common and not as joint tenants, in and to the following real estate in the CITY OF CHICAGO, COOK COUNTY, State of Illinois, to wit:

Lot 23 in Block 3 in Lake View High School Subdivision of the Northwest ¼ of the Northwest ¼ of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

commonly known as 3925 N. Janssen, Chicago, IL 60657; and

having PIN: 14-20-102-010-0000;

EACH GRANTEE TO HAVE AND TO HOLD the real estate with its improvements and appurtenances as to a 50% undivided interest, as tenants in common and not as joint tenants, upon the trusts and for the uses and purposes herein and in the respective trust agreements set forth above, and without limiting the foregoing:

1. to retain any property transferred to the trustee, regardless of diversification and regardless of whether the property would be considered a proper trust investment;
2. to sell at public or private sale, contract to sell, grant options to buy, convey, transfer, exchange, or partition any real or personal property of the trust for such price and on such terms as the trustee sees fit;
3. to make leases and subleases and grant options to lease, although the terms thereof commence in the future or extend beyond the termination of any trust; to purchase, operate, maintain, improve, rehabilitate, alter, demolish, abandon, release, or dedicate any real or tangible personal property; to develop or subdivide real property, grant easements, and take any other action with respect to real or tangible personal property that an individual owner thereof could take;
4. to borrow money from any lender, extend or renew any existing indebtedness, and mortgage or pledge any property in the trust;
5. to invest in bonds, common or preferred stocks, notes, options, common trust funds, mutual funds, shares of any investment company or trust or other securities, life insurance, partnership interests, general or limited, membership interests in limited liability companies, joint ventures, real estate, or other property of any kind, regardless of diversification and regardless of whether the property would be considered a proper trust investment;

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6. to make joint investments for two or more trusts held by the same trustee; to distribute property in cash or in kind, or partly in each; and to allocate or distribute undivided interests or different property or disproportionate interests to the beneficiaries, and to determine the value of any property so allocated or distributed but no adjustment shall be made to compensate for a disproportionate allocation of unrealized gain for federal income tax purposes, and no action taken by the trustee pursuant to this paragraph shall be subject to question by any beneficiary;
  7. to have all the rights, powers, and privileges of an owner of the securities held in trust, including, but not limited to, the powers to vote, give proxies, and pay assessments, and to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations and, incident to such participation, to exercise or sell stock subscription or conversion rights;
  8. to take any action that an individual owner of an asset could take to conserve or realize the value of the asset and with respect to any foreclosure, reorganization, or other change with respect to the asset;
  9. to employ agents, attorneys, and proxies of all types including any firm in which a relative of a corporate trustee or his or her spouse is a partner, associate, or employee or is otherwise affiliated and to delegate to them any powers the trustee considers advisable;
  10. to pay all expenses incurred in the administration of the trust and to pay all taxes imposed on the trust;
  11. to determine in cases not covered by statute the allocation of receipts and disbursements between income and principal, except that (a) if the trust is beneficiary or owner of an individual account in any employee benefit plan or individual retirement plan, income earned after death in the account shall be income of the trust, and if the trustee is required to pay all trust income to a beneficiary, the trustee shall collect and pay the income of the account to the beneficiary at least quarterly (and to the extent that all income cannot be collected from the account, the deficiency shall be paid from the principal of the trust), (b) reasonable reserves for depreciation, depletion, and obsolescence may be established out of income and credited to principal only to the extent that the trustee determines that readily marketable assets in the principal of the trust will be insufficient for any renovation, major repair, improvement, or replacement of trust property that the trustee deems advisable, and (c) any premium paid for interest-bearing debt obligations shall be amortized out of income;
  12. to deal with, purchase assets from, or make loans to the fiduciary of any trust or a trust or estate in which any beneficiary under this trust has an interest, even though a trustee under this instrument is the fiduciary, and to retain any assets or loans so acquired, regardless of diversification and regardless of whether the property would be considered a proper trust investment to deal with a corporate trustee under this instrument individually or a parent or affiliate company; and to deal with the fiduciary of any other estate, trust, or custodial account even though the fiduciary is a trustee under this instrument;
  13. to litigate, compromise, settle, or abandon any claim or demand in favor of or against the trust;
  14. to hold any asset in the name of a nominee, in bearer form or otherwise, without disclosure of any fiduciary relationship;
  15. to elect, pursuant to the terms of any employee benefit plan, individual retirement plan, or insurance contract, the mode of distribution of the proceeds thereof, and no adjustment shall be made in the interests of the beneficiaries to compensate for the effect of the election;
  16. to purchase liability and casualty insurance of any kind for the protection of the trust estate, including comprehensive liability insurance;
  17. to accept additional property from any source and administer it as a part of the trust, and if the addition is made by a will, the trustee may accept the statement of the personal representative of the estate of the transferor that the property delivered to the trustee constitutes all the property to which the trustee is entitled without any duty to inquire into such representative's administration or accounting;
  18. to inspect and monitor businesses and real property (whether held directly or through a partnership, corporation, trust, or other entry) for environmental conditions or possible violations of environmental laws, and to remediate environmentally damaged property or to take steps to prevent environmental damage in the future, even if no action by public or private parties is currently pending or threatened, and to abandon or refuse to accept property that may have environmental damage, and to expend trust property to do the foregoing and no action or failure to act by the trustee pursuant to this paragraph shall be subject to question by any beneficiary;
- and

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19. to do all other acts to accomplish the proper management, investment, and distribution of the trust.


In Witness Whereof, the Grantors have caused their names to be signed to these presents this 13<sup>th</sup> day of February, 2015.



  
SHAWN MINOGUE

  
ELIZABETH MINOGUE

*For Acknowledgement & Transfer Stamps See Page 2*

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		13-Feb-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-20-102-010-0000   20150201663165   0-861-138-560		

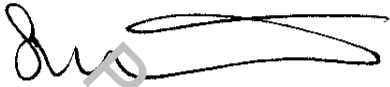
REAL ESTATE TRANSFER TAX		13-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-20-102-010-0000   20150201663165   0-472-325-760		

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

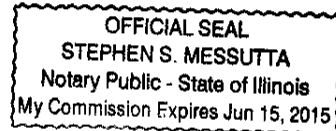
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that SHAWN MINOGUE AND ELIZABETH MINOGUE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary acts for the respective uses and purposes therein set forth.

Given under my hand and notarial seal this 13<sup>th</sup> day of February, 2015.



Notary Public

SEAL:



My Commission Expires On 6-15-15

This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.

ATTACH TRANSFER/TRANSACTION STAMPS BELOW:

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*Janssen*

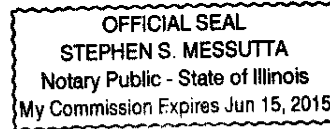
## STATEMENT BY GRANTOR AND GRANTEE

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 2-13, 2015

Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Shawn Maroguel  
This 13th day of February, 2015  
Notary Public [Signature]

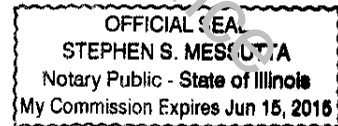


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-13, 2015

Signature: [Signature] Trustee  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Elizabeth Maroguel Trustee  
This 13th day of February, 2015  
Notary Public [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.)