

# UNOFFICIAL COPY

## DEED IN TRUST

**THE GRANTORS, THOMAS J. MAHONEY and MARY H. MAHONEY**, husband and wife, of the Village of Elmwood Park, County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration,



\*17013190300\*

Doc# 1701319030 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2017 10:30 AM PG: 1 OF 4

**CONVEY and WARRANT to THOMAS J. MAHONEY and MARY H. MAHONEY**, of 2942 73<sup>rd</sup> Ct. Elmwood Park, Illinois 60707.

as Co-Trustees of the MAHONEY FAMILY TRUST dated December 19, 2016, being their Trust Agreement, as may be amended, and unto all and every successor or successors in trust under said trust agreement, all right, title and interest in the following described Real Estate (the "premises") situated in the COUNTY OF COOK, in the State of Illinois, to wit:

THE NORTH 32 FEET OF THE SOUTH 63 FEET OF LOT 92 IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONT CLARE BEING A SUBDIVISION IN THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 12-25-220-019-0000


PROPERTY ADDRESS: 2942 <sup>North</sup> 73<sup>rd</sup> Ct. Elmwood Park, Illinois 60707

[THIS DEED CONTAINS THREE PAGES. THIS IS PAGE ONE (1) OF THREE (3)]

*1-10-17*  
*M*

Village of Elmwood Par



Transfer Stamp



**EXEMPT**

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REAL ESTATE TRANSFER TAX 13-Jan-2017

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

12-25-220-019-0000 | 20170101601122 | 1-030-444-224

*[Signature]*  
CCRD REVIEWER

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

Full power and authority are hereby granted to the trustees to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide the premises 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 the 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 the trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof; to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, 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 real estate, or any part thereof, for other real or personal property, or any part thereof; 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 real estate or any part thereof, and to deal with 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 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 the trustees in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, lease, mortgage, lease or other instrument executed by the trustees 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 the trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, 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 their predecessors 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.

DATED THIS 19<sup>th</sup> day of December, 2016

 [SEAL]  [SEAL]  
 THOMAS J. MAHONEY MARY H. MAHONEY


[THIS DEED CONTAINS THREE PAGES. THIS IS PAGE TWO (2) OF THREE (3)]

# UNOFFICIAL COPY

State of Illinois        )  
                                  ) SS  
County of Cook        )

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named THOMAS J. MAHONEY and MARY H. MAHONEY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, who acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL,  
THIS 19<sup>th</sup> DAY OF December, 2016.


  
\_\_\_\_\_  
NOTARY PUBLIC



COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 4, REAL ESTATE  
TRANSFER ACT  
DATE:

THIS DOCUMENT WAS PREPARED BY:

GINA LAHORATA-O'HEHIR  
773-775-3104  
6687 N. NORTHWEST HWY.  
CHICAGO, ILLINOIS 60634

  
\_\_\_\_\_  
Buyer/Seller/Rep.

*This deed was prepared without the benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.*


[ THIS DEED CONTAINS THREE PAGES. THIS IS PAGE THREE (3) OF THREE (3) ]

# UNOFFICIAL COPY

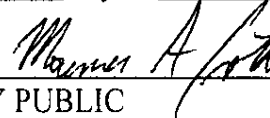
## STATEMENT BY GRANTOR AND GRANTEE

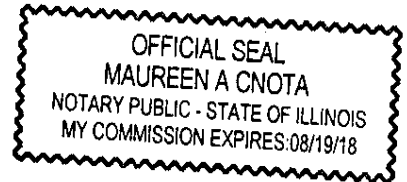
The Grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 19, 2016

Signature:   
Grantor or Agent

Subscribed and Sworn to before me by said Grantor  
This 19<sup>th</sup> day of December, 2016

  
NOTARY PUBLIC

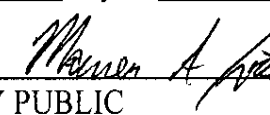


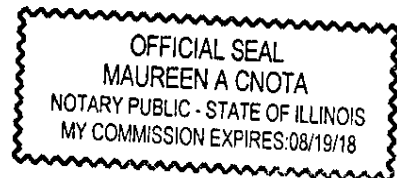
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

DATED: December 19, 2016

Signature:   
Grantee or Agent

Subscribed and Sworn to before me by said Grantee  
this 19<sup>th</sup> day of December, 2016

  
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 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).