

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

**THE GRANTOR,  
JAMES COONEY, a widower**



Doc# 1729319040 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2017 11:34 AM PG: 1 OF 3



(Above space for Recorder)

of the County of Cook, and State of Illinois, for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **QUIT CLAIMS** to **JAMES COONEY, Trustee of the JAMES COONEY 2017 LIVING TRUST** and/or his successors in Trust, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**THE WEST 126 FEET OF THE SOUTH 97 FEET OF THE SOUTH 197 FEET OF THE NORTH 1/2 (EXCEPT THE STREETS), OF BLOCK 11 IN DORE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Parcel Number: 25-07-215-003-0000


Parcel Address: 9815 S. Winchester, Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX		20-Oct-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-07-215-003-0000   20171001641195   0-030-146-592		

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor of

REAL ESTATE TRANSFER TAX		20-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
25-07-215-003-0000   20171001641195   1-778-892-736		

\* Total does not include any applicable penalty or interest due.

**CCRD REVIEW** *[Signature]*

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successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 16 day of OCTOBER, 2017

James Cooney (SEAL)  
James Cooney

EXEMPT UNDER PROVISIONS OF PAR. 3, SEC 4, REAL ESTATE TRANSFER TAX ACT

Dated: 10/16/17 Agent [Signature]

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 JAMES COONEY 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.

Given under my hand and official seal, this 16 day of October, 2017.

[Signature]  
NOTARY PUBLIC

Commission expires 3/3/19

This instrument was prepared by:  
Daniel J. Farrell  
4550 West 103<sup>rd</sup> Street - Suite 202  
Oak Lawn, IL 604533  
(708) 448-2500



**RETURN TO /MAIL TO:**

Daniel J. Farrell  
Attorney at Law  
4550 W. 103<sup>rd</sup> Street-Suite 202  
Oak Lawn, IL 60453

**SEND SUBSEQUENT TAX BILLS TO:**

James Cooney  
9815 S, Winchester  
Chicago, IL 60643

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 16, 2017

Signature: *Daniel J. [Signature]*  
Grantor or Agent



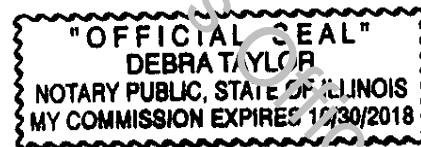
Subscribed and sworn to before me by the said *[Signature]* this 16th day of October, 2017.

Notary Public *Debra Taylor*

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 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 October 16, 2017.

Signature: *Daniel J. [Signature]*  
Grantee or Agent



Subscribed and sworn to before me by the said *[Signature]* this 16th day of October, 2017.

Notary Public *Debra Taylor*

**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.)

File #