

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)
Tenancy by Entirety



Doc# 1822116024 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2018 11:40 AM PG: 1 OF 4

Prepared by and after
recording mail to:

Laurence J. Kline
Hoogendoorn & Talbot LLP
122 S. Michigan Ave., Suite 1220
Chicago, Illinois 60603-6263

THE GRANTORS,

Kevin Lynch and Kathy Baughman Lynch, husband and wife,

of the city of Chicago in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid. CONVEY and WARRANT to

Kevin G. Lynch and Kathy Baughman Lynch, co-trustees of the Lynch Family Trust, Dated April 18, 2018, an inter vivos revocable trust created for estate planning purposes whose settlors and primary beneficiaries are the grantors, Kevin G. Lynch and Kathy Baughman Lynch, and unto all and every successor or successors in trust under said trust agreement, of 401 N. Aberdeen Street, Unit 3N, Chicago, IL 60642

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof,

Such interest of the husband and wife in this homestead property to be held as tenants by the entirety pursuant to 765 ILCS 1005/1c,

To have and to hold said Real Estate 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 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 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 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.

BK

UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation 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 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 or their predecessor in trust.

Subject to: general real estate taxes not yet due or payable; and covenants, conditions and restrictions of record.

DATED this 25 day of June, 2018.

[Signature]
Kevin Lynch

[Signature]
Kathy Baughman Lynch

The undersigned, as grantees, hereby acknowledge receipt and acceptance of the delivery of this Deed in Trust from the grantors as of the date set forth above.

[Signature]
Kevin G. Lynch, Trustee

[Signature]
Kathy Baughman Lynch, Trustee

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200- 31/45(e).

[Signature]
Buyer, Seller or Representative

6.25.18
Dated

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Lynch and Kathy Baughman Lynch, husband and wife, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

Given under my hand and official seal, this 25 day of June, 2018.

Commission expires



[Signature]
Notary Public

UNOFFICIAL COPY

EXHIBIT A

Legal Description:

Parcel 1:

Unit 3N in the 401 North Aberdeen Lofts Condominium as delineated on a survey of the following described real estate:

Certain parts of Lots 10 and 11 in Block 6, in Ogden's Addition to Chicago in Section 8, township 39 North, Range 14, east of the Third Principal Meridian,

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 99157642, as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 for ingress, egress, use, support, maintenance and enjoyment as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 99157640.

Parcel 3:


The exclusive right to the use of 11P, 12P and 6S, limited common elements, as delineated on the survey attached to the Declaration, aforesaid, recorded as Document Number 99157642.

Common Address: 401 N. Aberdeen Street, Unit 3N, Chicago, IL 60642



PIN: 17-08-256-013-1003

Send Subsequent Tax Bills To:

Mr. and Mrs. Kevin Lynch
401 N. Aberdeen Street, Unit 3N
Chicago, IL 60642

REAL ESTATE TRANSFER TAX		09-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-256-013-1003 20180801651901 1-446-367-008		

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

REAL ESTATE TRANSFER TAX		09-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-08-256-013-1003 20180801651901 1-782-263-584		

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

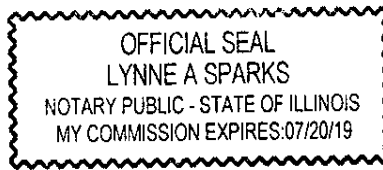
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 2, 2018

Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this
2nd day of August, 2018.
[Handwritten Signature]
Notary Public



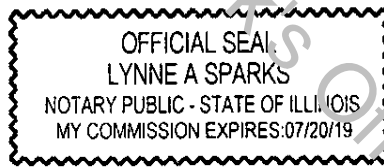
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 2, 2018

Signature:

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this
2nd day of August, 2018.
[Handwritten Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]