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Edward M. Moody
Cook County Recorder of Deeds
Date: 12/31/2018 10:21 AM Pg: 1 of 4

Dec ID 20181201663652
ST/CO Stamp 0-517-301-920
City Stamp 1-173-399-200

180173801228
TRUSTEE'S DEED 1/1

PREPARED BY AND MAIL TO:

Gregory A. MacDonald
PLUYMERT, MACDONALD, HARGROVE & LEE, LTD.
701 Lee Street, Suite 830
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

Margaret J. Joyce
5659 North Olcott
Chicago, Illinois 60631

THIS INDENTURE made this December 10, 2018 between MARGARET JEAN JOYCE, of 5659 North Olcott, City of Chicago, in the County of Cook, in the State of Illinois, as sole Trustee under the provisions of a certain Trust Agreement dated June 21, 2012, and known as the JOHN J. JOYCE 2012 TRUST (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, and MARGARET JEAN JOYCE of 5659 North Olcott, City of Chicago, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated June 21, 2012, and known as the as the MARGARET JEAN JOYCE 2012 TRUST, (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, GRANTORS, and MARGARET JEAN JOYCE of 5659 North Olcott, City of Chicago, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated June 21, 2012, and known as the as the MARGARET JEAN JOYCE 2012 TRUST, (hereinafter referred to as "said trustee" regardless of the number of trustees), GRANTEE.

WITNESSETH, that GRANTORS, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in GRANTORS as said Trustees, and of every other power and authority the GRANTORS hereunto enabling, does hereby convey and warrant, unto the GRANTEE, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

LOT FIFTY FIVE (55) IN SCHAVILJE AND KNUTH'S HIGGIN'S BRYN MAWR ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1064837

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

12/10/18
Date

Margaret Jean Joyce
Grantor or Agent

Permanent Real Estate Index Number(s): 12-01-421-003-0000

Address(es) of Real Estate: 5659 North Olcott, Chicago, Illinois 60631

TO HAVE AND TO HOLD the said 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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 praesenti or futuro, and upon any terms and for any period or periods of time,

Attorney's Title Guaranty Fund, Inc.

1 S. Wacker Dr. Ste. 2400

Chicago, IL 60606-4350

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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.

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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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, hers or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist.

DATED this 10 day of December, 2018.

Margaret Jean Joyce
MARGARET JEAN JOYCE as Trustee of the
JOHN J. JOYCE 2012 TRUST

Margaret Jean Joyce
MARGARET JEAN JOYCE, as Trustee of the
MARGARET JEAN JOYCE 2012 TRUST

Acceptance of Conveyance By Grantee

The undersigned Grantee, as trustee as aforesaid, hereby accepts the within conveyance pursuant to the provisions of 760 ILCS 5/6.5(a), this December 10, 2018.

Margaret Jean Joyce
MARGARET JEAN JOYCE, as Trustee of the
MARGARET JEAN JOYCE 2012 TRUST

[Notary Page Follows and is Made a Part Hereof and Incorporated Herein]

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MARGARET JEAN JOYCE, as Trustee of the JOHN J. JOYCE 2012 TRUST dated June 21, 2012 and MARGARET JEAN JOYCE, as Trustee of the MARGERET JEAN JOYCE 2012 TRUST dated June 21, 2012, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 10 day of December, 2018.



Notary Public



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

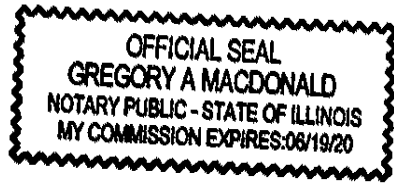
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.

12/10/18
Date

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 10 day of December, 2018.

[Handwritten Signature]
Notary Public



The grantee or the grantee's 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.

12/10/18
Date

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 10 day of December, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.