



2022715019

**DEED IN TRUST
(Illinois)**

Doc# 2022715019 Fee \$93.00

MAIL TO:
Lucas Law
224 W. Main St.
Barrington, IL 60010

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 08/14/2020 01:19 PM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:
Benjamin P. McCarthy
7 Knoll Ridge Road
Rolling Meadows, IL 60008

THE GRANTOR(S) BENJAMIN P. MCCARTHY, divorced and not remarried, of the City of Rolling Meadows, County of Cook, and State of Illinois for and in the consideration of Ten and no/100 (\$10.00) Dollars, and other goods and valuable consideration in hand paid, hereby CONVEY AND QUITCLAIM unto Benjamin P. McCarthy, as Trustee under the provisions of the Trust dated the 9 day of April, 2020, and known as the Benjamin P. McCarthy 2020 TRUST, of 7 Knoll Ridge Road, Rolling Meadows, IL 60008, and unto all and every successor or successors in trust under said trust, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



SEE ATTACHED

P.I.N.: 02-35-208-024-0000
PROPERTY ADDRESS: 7 Knoll Ridge Road, Rolling Meadows, Illinois 60008

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declaration of trust 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 99 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 consideration 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 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 compiled 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

REAL ESTATE TRANSFER TAX		14-Aug-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-35-208-024-0000 20200701643346 0-854-598-112		

UNOFFICIAL COPY

favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) 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.

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.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

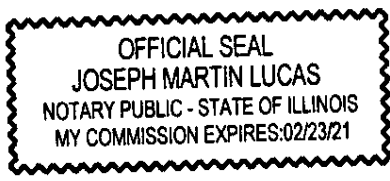
DATED this 9 day of April, 2020

Benjamin P. McCarthy (SEAL)
BENJAMIN P. MCCARTHY

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Benjamin P. McCarthy 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 notarial seal, this 9th day of April, 2020.

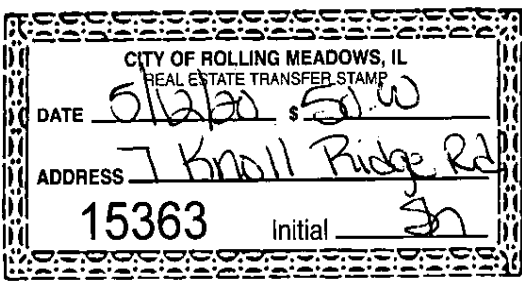


[Signature]
NOTARY PUBLIC
My commission expires on _____, 20__

NAME AND ADDRESS OF PREPARER:
Joseph M. Lucas
Lucas Law, Attorneys at Law
224 W. Main St.
Barrington, IL 60010

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OR PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT
DATE: 4-9-, 2020

[Signature]
Buyer, Seller or Representative



UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1: Lot 54 in Creekside at Plum Grove Unit No.3, being a resubdivision of part of Lot 1 of Louchios Farm Subdivision in the North 1/2, of Section 35, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 23, 1968 as Document No. 20560534, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as created by Plat of Creekside at Plum Grove Unit No.3, aforesaid, recorded July 23, 1968 as Document No. 2056034 and as created by Deed from Pioneer Trust and Savings Bank, a corporation of Illinois as Trustee under Trust Agreement dated October 17, 1967 and known as Trust Number 16204 to John E. Brubaker and Caryl S. Brubaker, his wife, dated April 9, 1969 and recorded May 28, 1969 as Document No. 2085544 for ingress and egress over the Southwesterly 30 feet of Lot 63, over that part of Lot 61 lying Westerly of a line which is 30 feet Northeastly of the Northwest corner and 35 feet East of the Southwest corner thereof, over that part of Lot 57, lying West of a line which is 35 feet East of the Northwest corner and 40 feet Southwesterly of the Southwest corner thereof over the Northwest 40 feet of Lot 53 over that part of Lot 55 lying Easterly of the following described line to wit: beginning at a point on the Southeasterly line of said Lot which is 45 feet Southwesterly of the Southeasterly corner thereof running thence Northerly to a point on the North line of said Lot, which is 80 feet West of the Northeast corner thereof and over that part of Lot 56 described as follows: beginning at the Northeast corner of said Lot running thence Westerly along the North line for a distance of 30 feet; thence Southerly along a line parallel to the Easterly line of said Lot for a distance of 45 feet thence Southwesterly to a point on the South line of said Lot which is 55 feet West of the Southeast corner thereof; thence East along the South line of said Lot of the Southeast corner thereof; thence Northerly along the Easterly line of said Lot to a point of beginning and over that part of Lot 62, beginning at the Northwest corner thereof running Southerly along the Westerly line thereof for a distance of 110 feet; thence South to a point on the South line of said Lot which is 30 feet West of the Southeast corner thereof; thence East along the South line to the South corner thereof; thence running North along the East line to the Northeast thereof; thence Westerly along the Northerly line thereof to a point of beginning, all in Creekside at Plum Grove Unit 3, being a resubdivision of part of Lot 1 in Louchios Farm Subdivision in the North 1/2, of Section 35, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 02-35-208-024-0000

PROPERTY ADDRESS: 7 Knoll Ridge Road, Rolling Meadows, Illinois 60008

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 9 | 2020

SIGNATURE: R. O'Hara
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Anne Penteris

By the said (Name of Grantor): Benjamin P McCarthy

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 9 | 2020

NOTARY SIGNATURE: Anne Penteris



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 9 | 2020

SIGNATURE: R. O'Hara
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Anne Penteris

By the said (Name of Grantee): Benjamin P McCarthy as Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 9 | 2020

NOTARY SIGNATURE: Anne Penteris



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**