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WARRANTY DEED IN TRUST
Statutory (ILLINOIS)
(Individual to Individual)

2026305

THE Grantors,
Patrick F. Kennedy and Kathleen M. Kennedy, husband and wife, of Chicago, IL,
for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Mary Jo Koelbl, not individually but as Trustee of the Mary Jo Koelbl Declaration of Living Trust, w/a dated April 1, 2007, of 11445 S. Rockwell, Chicago, IL 60655, hereinafter referred to as 'said trustee' regardless of number of trustees, and unto all and every successor or successors in trust under agreement, the following described real estate in the County of COOK, State of Illinois, to wit:

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

See attached for legal description.

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate, general real estate taxes not due and payable at the time of closing.

Property Address: 3700 W. 108th St., Chicago, IL 60655
Permanent Index Number: 24-14-319-029-0000

TO HAVE AND TO HOLD the said premises with appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF. And the grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statues of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.


In witness whereof, the grantors aforesaid have hereunto set their hands and seals this 3rd day of Sept, 2020.


Patrick F. Kennedy




Kathleen M. Kennedy

Doc#: 2029625085 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/22/2020 03:06 PM Pg: 1 of 4

Dec ID 20200801660652
ST/CO Stamp 0-960-190-944 ST Tax \$287.00 CO Tax \$143.50
City Stamp 0-811-661-792 City Tax: \$3,013.50

REAL ESTATE TRANSFER TAX		15-Sep-2020
	CHICAGO:	2,152.50
	CTA:	861.00
	TOTAL:	3,013.50 *

24-14-319-029-0000 | 20200801660652 | 0-811-661-792
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Sep-2020
	COUNTY:	143.50
	ILLINOIS:	287.00
	TOTAL:	430.50

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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 re-subdivide 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 present or in futura, 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; 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 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, 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.

If the title to any of the above lands is now or hereafter registered, the registrar of titles is hereby directed not to register or note in the certificate of title or in duplicate thereof, or memorial, the words 'in trust' or 'upon condition' or 'with limitations' or words of similar import, in accordance with the statute in such case made and provided. And the said grantor hereby expressly waives and releases any and all right on 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.

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State of Ill.
County of Cook. (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick F. Kennedy, Kathleen M. Kennedy, 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 release and waiver of the right of homestead.

Given under my hand and official seal this 3rd day of Sept, 2020

Commission expires 7-28-21

Debra J. Positano
Notary Public



This instrument was prepared by Pellegrini & Cristiano, 6817 W North Avenue, Oak Park, IL 60302.

Mail To:

James K. Kenny
Attorney at Law
9759 Southwest Highway
Oak Lawn, IL 60453

Send Subsequent Tax Bills To:

Mary Jo Koelbl
3700 W. 108th St.
Chicago, IL 60655

OR

Recorder's Office Box No.: _____

Property Cook County Clerk's Office

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EXHIBIT 'A' – LEGAL DESCRIPTION:

LOT 1 IN JOHN J. LARMON'S RESUBDIVISION OF LOT 13 IN THE RESUBDIVISION OF LOTS 43, 46, 51 AND 54 (EXCEPT THE WEST 28 FEET THEREOF) AND LOT 59, (EXCEPT THE WEST 26 FEET AND SOUTH 27.63 FEET THEREOF) OF GLEASON'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1950 AS DOCUMENT 14825775, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3700 W. 108TH STREET, CHICAGO, IL 60655

PERMANENT INDEX NUMBER: 24-14-319-029-0000

Property of Cook County Clerk's Office