

# UNOFFICIAL COPY

Doc#: 2031007402 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/05/2020 12:18 PM Pg: 1 of 4

## DEED IN TRUST

Dec ID 20201001621001

### After Recording Mail this instrument and subsequent tax bills to:

KATHLEEN L. GAFFNEY  
910 Yosemite Trail  
Roselle, IL 60172

THIS INDENTURE WITNESSETH, that the Grantor, **KATHLEEN GAFFNEY**, divorced and not since remarried, of the County of **COOK** and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** unto **KATHLEEN L. GAFFNEY**, as Trustee or her Successor Trustee under the provisions of a trust agreement known as **The KATHLEEN L. GAFFNEY Revocable Living Trust dated September 11<sup>th</sup>, 2020** (and in the event of the death, resignation, refusal or inability of the said Grantee to so act as such Trustee, then unto the Successor Trustee(s) designated in the said Trust Agreement, with like powers, duties and authorities as is vested in the said Grantee as such Trustee) the following described real estate in the County of **COOK**, and State of Illinois, to wit:

**UNIT 4-6 IN THE TRAILS VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: **07-35-402-009-1026**

Property Address: 910 Yosemite Trail, Roselle, IL 60172

Grantee Address: 910 Yosemite Trail, Roselle, IL 60172

**Exempt under provisions of Paragraph E,  
Section 4, Real Estate Tax Act.**

9-11-2020

Date

James J. Benedetto  
Representative

**TO HAVE AND TO HOLD** the said premises with the appurtenances thereunto 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

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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 presenti or in futuro, 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 times 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 changes 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 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 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, Mortgage, Lease 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 in 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.

And the said Grantor hereby expressly waive(s) and release(s) any and all rights or benefits 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.

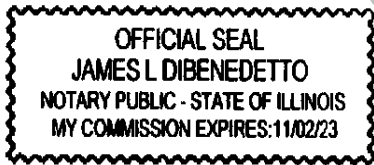
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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 11<sup>th</sup> day of September, 2020.

*Kathleen Gaffney* (SEAL)  
**KATHLEEN GAFFNEY**

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 **KATHLEEN GAFFNEY**, divorced and not since remarried, 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.

Given under my hand and official seal this 11<sup>th</sup> day of September, 2020.



*James L. DiBenedetto*  
**Notary Public**

The Grantee, **KATHLEEN L. GAFFNEY**, as Trustee under the provisions of a trust agreement known as The **KATHLEEN L. GAFFNEY Revocable Living Trust** dated September 11<sup>th</sup>, 2020 hereby acknowledges and accepts this conveyance into said Trust.

*Kathleen L. Gaffney* (SEAL)  
**KATHLEEN L. GAFFNEY**

This instrument was prepared by:

James L. DiBenedetto  
1440 Maple Ave. Suite 7B  
Lisle, IL. 60532-4138

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## STATEMENT BY GRANTOR AND GRANTEE

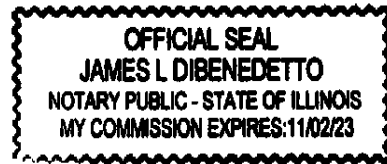
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 September 11<sup>th</sup>, 2020 Signature:

Kathleen L. Gaffney  
Grantor or Agent

Subscribed and sworn to before me

By the said Kathleen Gaffney  
this 11<sup>th</sup> day of September, 2020



Notary Public James L. DiBenedetto

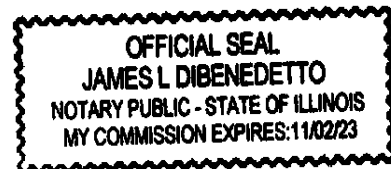
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold the title to real estate in Illinois, 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 September 11<sup>th</sup>, 2020 Signature:

Kathleen L. Gaffney  
Grantee or Agent

Subscribed and sworn to before me

By the said Kathleen L. Gaffney  
this 11<sup>th</sup> day of September, 2020



Notary Public James L. DiBenedetto

**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.**