

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTORS, Joseph Thomas Duffy, Jr. (also known as Joseph T. Duffy, Jr.) and Patricia E. Duffy (also known as Patricia C. Duffy), husband and wife, of 4457 Howard Avenue, Western Springs, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Joseph Thomas Duffy, Jr. and Patricia E. Duffy, not individually, but as Co-Trustees of the Duffy Trust dated November 19, 2020, of 4457 Howard Avenue, Western Springs, Cook County, State of Illinois, as Tenants by the Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1C, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 2035306169 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/18/2020 01:00 PM Pg: 1 of 3

Dec ID 20201101665900

THE SOUTH 1/2 OF LOT 11 IN BLOCK 7 IN RIDGE ACRES, A SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 8-05-308-010-0000  
Address of Real Estate: 4457 Howard Avenue, Western Springs, IL 60558

Together with the tenements and appurtenances thereto belonging.

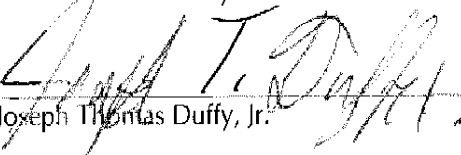
TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

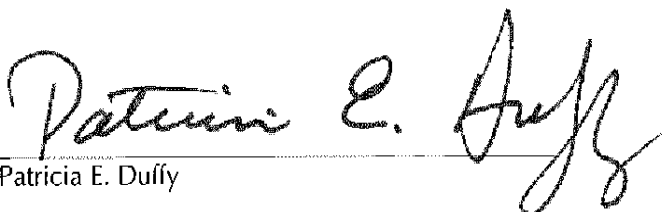
Joseph Thomas Duffy, Jr. and Patricia E. Duffy are the primary beneficiaries of the Duffy Trust dated November 19, 2020. The interests of Joseph Thomas Duffy, Jr. and Patricia E. Duffy, husband and wife, to the homestead commonly known as, 4457 Howard Avenue, Western Springs, IL 60558, is to be held as Tenants by the Entirety.

This deed is made to said trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustees or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee were 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 19th day of November 2020.

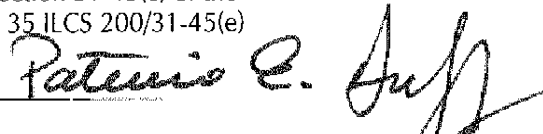
  
Joseph Thomas Duffy, Jr.

  
Patricia E. Duffy

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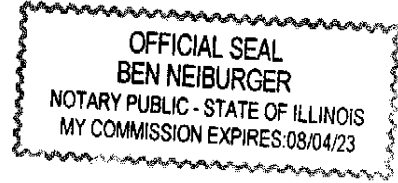
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

Exempt under provision of Section 31-45(e) of the  
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)  
Date: November 19, 2020;  
Representative \_\_\_\_\_



I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Joseph Thomas Duffy, Jr. and Patricia E. Duffy 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 19th day of November 2020.



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by Generation Law, Ltd., 747 N. Church Rd., Suite B4, Elmhurst, IL 60126.

<b>MAIL TO:</b> Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	<b>SEND SUBSEQUENT TAX BILLS TO:</b> Joseph Thomas Duffy, Jr. and Patricia E. Duffy, Co-Trustees 4457 Howard Avenue Western Springs, IL 60558
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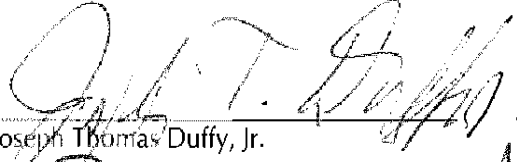
Property of Cook County Clerk's Office

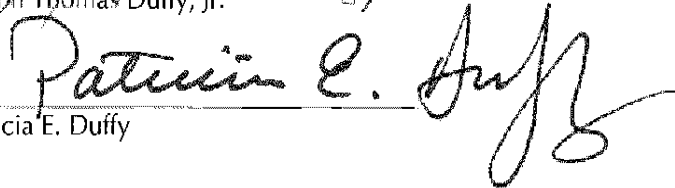
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## STATEMENT BY GRANTOR AND GRANTEE

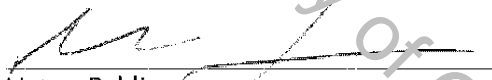
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

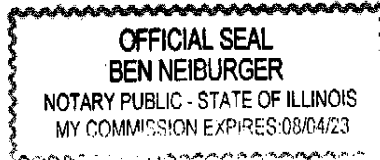
Dated: November 19th, 2020

  
Joseph Thomas Duffy, Jr.

  
Patricia E. Duffy


SUBSCRIBED AND SWORN to before me this November 19th, 2020.


  
Notary Public



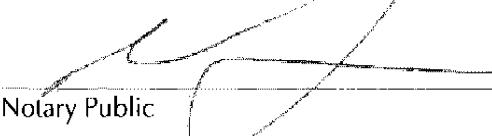
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

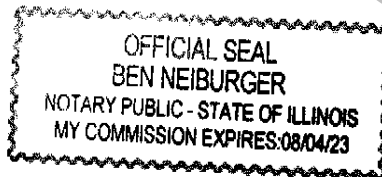
Dated: November 19th, 2020

  
Joseph Thomas Duffy, Jr. as co-trustee of the Duffy Trust

  
Patricia E. Duffy as co-trustee of the Duffy Trust

SUBSCRIBED AND SWORN to before me by this November 19th, 2020.

  
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.*