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2035819037

Doc# 2035819037 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/23/2020 03:20 PM PG: 1 OF 4

QUIT CLAIM DEED

MAIL TO:

Russel G. Robinson
Robinson Payne LLC
2800 W. Higgins Road
Suite 160
Hoffman Estates, IL 60169

TAXPAYER NAME & ADDRESS:

John F. Mullaghy, Trustee
Kathleen M. Mullaghy, Trustee
6330 N. Odell Avenue
Chicago, IL 60631

THE GRANTOR, JOHN MULLAGHY, a married man, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT-CLAIMS to JOHN F. MULLAGHY AND KATHLEEN M. MULLAGHY, OR THEIR SUCCESSORS IN INTEREST, AS TRUSTEES OF THE JOHN F. MULLAGHY AND KATHLEEN M. MULLAGHY REVOCABLE LIVING TRUST DATED NOVEMBER 19, 2020, GRANTEE, of 6330 N. Odell Avenue, Chicago, Illinois, County of Cook, of which JOHN MULLAGHY and KATHLEEN M. MULLAGHY are primary beneficiaries, SAID BENEFICIAL INTERESTS TO BE HELD IN TENANCY BY THE ENTIRETY as their primary residence, Homestead property, and tenancy by the entirety qualified real estate, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot Six (6) in Block one (1) in Buick and Guild's Edison Park Addition to Chicago, a subdivision in the North East Quarter of Section One (1), Township Forty (40) North, Range (12), East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Sec. 31 - 45(e) of the Real Estate Transfer Tax Law.

Date: November 19, 2020

JOHN MULLAGHY

Permanent Real Estate Index Number: 12-01-203-020-0000

Address of Real Estate: 6330 N. Odell Avenue, Chicago IL 60631

REAL ESTATE TRANSFER TAX		23-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-01-203-020-0000 20201201696402 1-255-366-624		

REAL ESTATE TRANSFER TAX		22-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
12-01-203-020-0000 20201201696402 0-689-905-632		

* Total does not include any applicable penalty or interest due

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RIDER

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 present or 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 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 obliged 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 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.

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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: 11 | 19 | 2020

SIGNATURE: _____

[Handwritten Signature]
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: _____

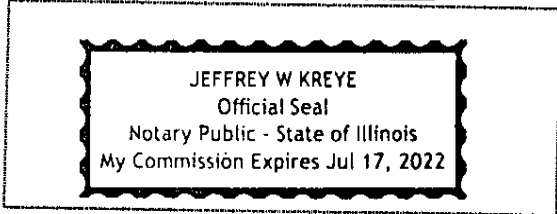
By the said (Name of Grantor): John F. Mullaughy

On this date of: 11 | 19 | 2020

NOTARY SIGNATURE: _____

[Handwritten Signature]

Jeffrey W. Kreye
AFFIX NOTARY STAMP BELOW



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: 11 | 19 | 2020

SIGNATURE: _____

John F. Mullaughy Trustee
GRANTEE or AGENT

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

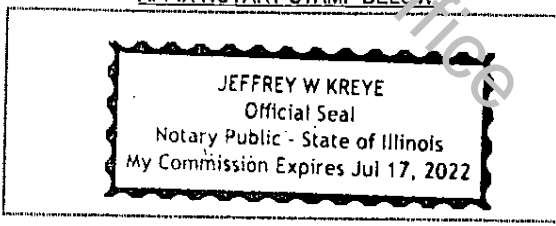
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Kathleen F. Mullaughy

On this date of: 11 | 19 | 2020

NOTARY SIGNATURE: _____

Jeffrey W. Kreye
AFFIX NOTARY STAMP BELOW



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)**)