

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

Doc#: 2103306180 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2021 11:26 AM Pg: 1 of 4

Dec ID 20201201696822  
ST/CO Stamp 1-513-037-840  
City Stamp 2-032-771-088

### THE GRANTOR,

Michael P. McCarthy and Cheryl J.  
McCarthy, husband and wife,

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEY and QUIT CLAIM to Michael P. McCarthy and Cheryl J. McCarthy, Co-Trustees of The McCarthy Joint Living Trust dated December 19, 2020**, of 3229 N. Pioneer Avenue, Chicago, Illinois 60634, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 28 IN BLOCK 11 IN FEUERBORN AND KLODES BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-23-427-007

Address of real estate: 3229 N. Pioneer Avenue, Chicago, Illinois 60634

This deed is exempt pursuant to 35 ILCS 200/31-45(e)

Delia Di Venere 12/19/2020  
Delia Di Venere, Attorney Dated

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have

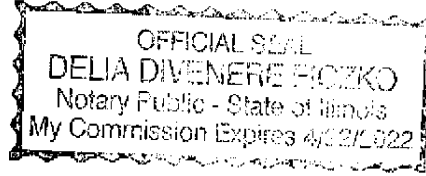


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voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19<sup>th</sup> day of December, 2020.

*Delia DiVenere Ficzk*  
NOTARY PUBLIC



Commission expires 4/22/2022

This instrument was prepared by: DIVENERE LAW, LLC, 105 East Irving Park Road, Itasca, Illinois 60143

**MAIL TO:**

DiVenere Law, LLC  
105 E. Irving Park Road  
Itasca, Illinois 60143

**SEND SUBSEQUENT TAX BILLS TO:**

Michael P. McCarthy & Cheryl J. McCarthy, Co- Trustees  
3229 N. Pioneer Avenue  
Chicago, Illinois 60634

Property of Cook County Clerk's Office

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 December 19, 2020 Signature: Michael P. McCarthy  
Cheryl A. McCarthy  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Michael P. McCarthy & Cheryl McCarthy  
this 19<sup>th</sup> day of December,  
2020.



NOTARY PUBLIC [Signature]

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 title to real estate in Illinois a partnership authorized to do business or 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.

Date December 19, 2020 Signature: Michael P. McCarthy  
Cheryl A. McCarthy  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Michael P. McCarthy & Cheryl McCarthy  
This 19<sup>th</sup> day of December,  
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)