# UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR,

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

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

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 CL AIM 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 not 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 FEUERGORN AND KLODES BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NOP THE 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, Attorney

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

### **UNOFFICIAL COPY**

been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- 4. In the ever, of the inability or refusal of the Trustee herein named, to act, or upon his/her removal from the Court, per the Trust Agreement, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real esta e now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorialize, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of home stead from sale or execution or otherwise.

DATED this 19th day of December, 2020

Michael P. McCarthy

Accepted by:

Michael P. McCarthy Co-Crustee

Cheryl J. McCarthy

Cheryl J.McCarthy, Co-Trustee

STATE OF ILLINOIS

) 88

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that MICHAEL P. McCARTHY and CHERYL J. McCARTHY, personally known to me to be the same persons whose names 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

2103306180 Page: 3 of 4

## **UNOFFICIAL COPY**

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 December, 2020.

NOTARY PUBLIC

Commission expires 4/22/2022

OFFICIAL SEAL
DELIA DIVENERE FICIZIO
Notary Public - State of litinois
My Commission Expires 4/02/L022

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

2103306180 Page: 4 of 4

#### **UNOFFICIAL COPY**

#### 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: (NUM O MCCACHU)
Subscribed and sworn to before
Me by the said (have the Character of the Seal Seal \$
* NOTARY PUBLIC, STATE OF ILLINOIS \$
20 20. MY COMMISSION EXPIRES 5/27/2024 }
NOTARY PUBLIC 12 12 12 12
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
Subscribed and sworn to before  Grantee or Agent
Me by the said Michae & Change McC. i. SEAL"
This 19 day of the Central Microsoft State of the Central State of the C
MY COMMISSION EXPIRES 51 12024
NOTARY PUBLIC OFFICIAL SEAL MICHELE S. LAMBEL
NOTARY PUBLIC, STATE IN ILLINOIS & MY COMMISSION EXPLAINE 1/27/2024
Commence

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.)