

UNOFFICIAL COPY

WARRANTY DEED Individuals to Living Trust

Doc# 2103312018 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 09:29 AM Pg: 1 of 3

THE GRANTORS,
STEPHEN J. KEENAN
and DIANE A. DUFFY,
husband and wife, as tenants
by the entirety, both 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 paid,
to the

Dec ID 20201201600933
ST/CO Stamp 2-094-579-728
City Stamp 1-665-409-040

grantee in hand paid, CONVEY and WARRANT to **STEPHEN JOHN KEENAN AND DIANE ARLENE DUFFY, TRUSTEES OF THE KEENAN - DUFFY LIVING TRUST DATED DECEMBER 3, 2020, AND ANY AMENDMENTS THERETO**, 6530 N. Minnetonka, Chicago, IL 60646, not as joint tenants or tenants in common, **BUT AS TENANTS BY THE ENTIRETY**, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

LOT 6 IN BLOCK 15 IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOTS 27, 32, 33, 34 AND 35, THAT PART OF THE SOUTHWEST HALF (1/2) OF LOT 38 AND ALL OF LOT 39, WEST OF ROAD, ALL OF LOTS 40, 41, 42, 43 AND 44, THE SOUTHWEST HALF (1/2) OF LOT 45, ALL OF LOTS 47 TO 52, INCLUSIVE, IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION, IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING CERTAIN PARTS ACCORDING TO PLAT THEREOF REGISTERED ON MARCH 1, 1922 AS DOCUMENT NUMBER 148536, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-32-418-015-0000
Address(es) of Real Estate: 6530 N. Minnetonka, Chicago, IL 60646

THE INTEREST TO THE HOMESTEAD PROPERTY OF THE HUSBAND AND WIFE AS CO-TRUSTEES OF THEIR OWN LIVING TRUST IS HEREBY HELD AS TENANTS BY THE ENTIRETY WITHIN SAID TRUST.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said real estate, not as joint tenants or tenants in common, **BUT AS TENANTS BY THE ENTIRETY**, pursuant to 765 ILCS 1005

Dated this 3rd day of December, 2020.


STEPHEN J. KEENAN

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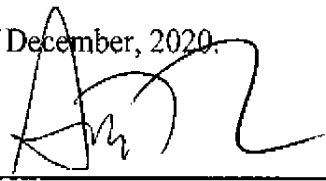

DIANE A. DUFFY

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **STEPHEN J. KEENAN and DIANE A. DUFFY**, husband and wife, 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 a 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 3rd day of December, 2020.




Notary Public

Send Subsequent Tax Bills To: **STEPHEN JOHN KEENAN AND DIANE ARLENE DUFFY, TRUSTEES**, 6530 N. Minnetonka, Chicago, IL 60646

Acceptance by Trustees under 760 ILCS 5/6.5:

We hereby accept this property into our trust.


STEPHEN JOHN KEENAN



DIANE ARLENE DUFFY

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph 2 of 35 ILCS 200/31-45,

Real Estate Transfer Act

Date: 12-3-2020

Signature: 

Prepared By AND **MAIL TO:**
Alan R. Press
Shire Law Group, PC
1 Overlook Point, Suite 650
Lincolnshire, Illinois 60069

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-6020 (from Ch. 34, par. 3-6020)

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: 12/29/2020

SIGNATURE: [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:

Nina Ilene Happ

By the said (Name of Grantor): Alan R. Press

On this date of: 12/29/2020

NOTARY SIGNATURE: [Signature]

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: 12/29/2020

SIGNATURE: [Signature]
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:

Nina Ilene Happ

By the said (Name of Grantee): Alan R. Press

On this date of: 12/29/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-6020(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)