

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

PREPARED BY/MAIL TO:
My Estate Matters
6767 N. Milwaukee Ave, Ste. 202
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS
TO:
ROBERTA L. MAGRADY
6540 W. Irving Park Rd. Unit
508
Chicago, IL 60634

THE GRANTOR(s), ROBERTA L. MAGRADY, a widow not since remarried, and RICHARD J. MAGRADY, a married man for and in consideration of Ten and No Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto ROBERTA L. MAGRADY, Trustee or her successor in trust, under THE MAGRADY LIVING TRUST, dated November 26, 2014, and any amendments thereto, of 6540 W. Irving Park Rd. Unit 508, Chicago, IL 60634; the following described real estate in the County of Cook and State of Illinois, to-wit:

*not homestead property as to Richard J. Magrady

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO

Property Index Number: 13-18-409-033-1038

Address of Real Estate: 6540 W. Irving Park Rd. Unit 508, Chicago, IL 60634

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods off 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



2107457016D

Doc# 2107457016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 10:33 AM PG: 1 OF 6

Above space for Recorder's use only

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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 obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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, 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 of 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		12-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-18-409-033-1038 20210301662471 1-713-762-832		

REAL ESTATE TRANSFER TAX		12-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-18-409-033-1038 20210301662471 0-008-675-856		

* Total does not include any applicable penalty or interest due.

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In Witness Whereof, the Grantor aforesaid has set her hand and seal on this 23 day of February, 2021.

Roberta L. Magrady
ROBERTA L. MAGRADY

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

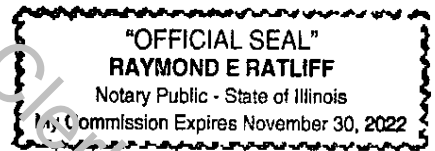
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERTA L. MAGRADY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 on this 23rd day of February, 2021.

Raymond E. Ratliff
Raymond E. Ratliff

NOTARY PUBLIC

COUNTY- ILLINOIS TRANSFER STAMPS
Exempt Under 35 ILCS 200/31-45
Paragraph e, Section 4 of the
Real Estate Transfer Act and
Cook County Ord. Paragraph e
of Section 7 4-1 06.



Date: 2/23/2021

Signature: *Raymond E. Ratliff*

UNOFFICIAL COPY

In Witness Whereof, the Grantor aforesaid has set her hand and seal on this ___ day of February, 2021.

Richard J. Magrady
RICHARD J. MAGRADY

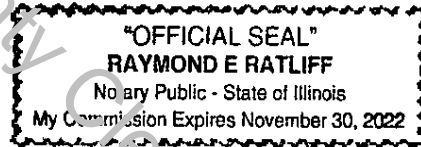
STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

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Date: 2/23/2021

Signature: *Raymond E. Ratliff*

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EXHIBIT "A"

Legal Description

PARCEL 1: UNIT 508 IN MERRIMAC CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE P.U.D., BEING A SUBDIVISION IN THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 92607114 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH BELOW AND FURTHER DELINEATED IN EXHIBIT "A" OF THE INSTRUMENT RECORDED AS DOCUMENT 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7 1992 AND RECORDED AUGUST 14 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5 1991, AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-38 AND STORAGE SPACE S-38, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORD.

COMMON ADDRESS OF REAL ESTATE: **6540 W IRVING PARK ROAD, UNIT 508
CHICAGO, IL 60634**

PERMANENT INDEX NUMBER: **13-18-409-033-1038**

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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 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 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 02/23/2021

Signature Roberta K. Magradz
Grantor or Agent

Subscribed and sworn to before me on this 23rd day of February, 2021

Raymond E. Ratliff
Notary Public



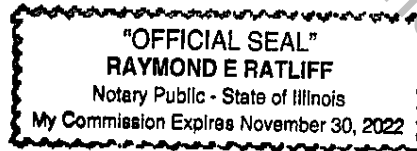
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 02/23/2021

Signature Richard J. Magradz
Grantee or Agent

Subscribed and sworn to before me on this 23rd day of February, 2021

Raymond E. Ratliff
Notary Public



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