

UNOFFICIAL COPY

Doc#: 2108455132 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 04:22 PM Pg: 1 of 5

Dec ID 20210301652410

City Stamp 1-770-388-496

Property of Cook County Clerk's Office

RECORDING COVER SHEET OF DEED INTO TRUST

This instrument prepared by:
Greenwich Law Group, LLC
333 W. Wacker Dr. - Suite 500
Chicago, IL 60606
(312) 558-9700

UNOFFICIAL COPY**DEED INTO TRUST**
(ILLINOIS)

THE GRANTORS,
MATTHEW C. PENSINGER and
WENDY P. DAY, Husband and Wife,
of the County of Cook, State of
Illinois, for and in consideration of
Ten and No/100 (\$10.00) Dollars, and
other good and valuable consideration
in hand paid, **CONVEY** and
WARRANT unto **THE**
GRANTEES, MATTHEW COLBY
PENSINGER and **WENDY**
PAULSEN DAY, of 5145 S.
University Avenue, Chicago, Illinois
60615, as Trustees under the Trust
Agreement dated December 16, 2020,
known as **THE DAY PENSINGER**

FAMILY TRUST, not as joint tenants or tenants in common, but as tenants by the entirety (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement(s), all of their interest in the following described real estate in the County of Cook, and State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 18 IN BLOCK 1 IN EGANDALE A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 5145 S. University Avenue, Chicago, Illinois 60615.

PERMANENT TAX INDEX NUMBER: 20-11-305-009-0000.

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 present or in 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 198 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

UNOFFICIAL COPY

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 obliged 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 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, 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 in 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 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 grantor hereby expressly waives and releases 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.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seal this 16th day of December, 2020.


 _____ (SEAL)
 MATTHEW C. PENSINGER


 _____ (SEAL)
 WENDY P. DAY


[THIS AREA INTENTIONALLY LEFT BLANK]

UNOFFICIAL COPY

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 **MATTHEW C. PENSINGER** and **WENDY P. DAY** are 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: December 16, 2020.



Notary Public

This instrument prepared by:
Jessica L. Malmquist
Greenwich Law Group, LLC
1250 S. Grove Avenue - Suite 101
Barrington, IL 60010
(847) 382-3995




MAIL TO:
Mr. Matthew C. Pensinger and Mrs. Wendy P. Day
5145 S. University Avenue
Chicago, Illinois 60615

SEND SUBSEQUENT TAX BILLS TO:
Mr. Matthew C. Pensinger and
Mrs. Wendy P. Day, Trustees
5145 S. University Avenue
Chicago, Illinois 60615


EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub paragraph (e) of Section 4, actual consideration is less than \$100.00.

Dated: December 16, 2020.



Jessica L. Malmquist, Attorney-at-Law

REAL ESTATE TRANSFER TAX	09-Mar-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

Jessica L. Malmquist, Attorney-at-Law
Greenwich Law Group, LLC
1250 S. Grove Avenue - Suite 101
Barrington, IL 60010
(847) 382-3995

20-11-305-009-0000 | 20210301652410 | 1-770-388-496

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

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

STATEMENT BY GRANTOR AND GRANTEE

The Grantor, or the Grantor's Agent, affirms that, to the best of his or her 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 the 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 16, 2020

SIGNATURE: [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 16 day of December, 2020.

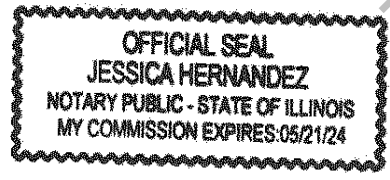


[Signature]
Notary Public

The Grantee, or the Grantee's 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 the 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 16, 2020 SIGNATURE: [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 16 day of December, 2020.



[Signature]
Notary Public

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)