

UNOFFICIAL COPY

DEED IN TRUST

(Illinois)

Tenancy by the Entirety



Doc# 2108846116 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2021 11:45 AM PG: 1 OF 5

Mail to: Abosede Odunsi

Hoogendoorn & Talbot LLP

122 S. Michigan Avenue

Suite 1220

Chicago, IL 60603

Name & Address of Taxpayer:

James Leaming McDaniel

Betty Jean Tucker-McDaniel

2501 W. Farwell

Chicago, IL 60645

THE GRANTORS James L. McDaniel and Betty Tucker-McDaniel, husband and wife

for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto James Leaming McDaniel and Betty Jean Tucker-McDaniel, Co-Trustees of the McDaniel Family Trust, Dated March 10, 2021 an inter vivos revocable trust created for estate planning purposes whose settlors and primary beneficiaries are James Leaming McDaniel and Betty Jean Tucker-McDaniel, and unto their successor or successors in trust,

Grantees' Address: 2501 W. Farwell, Chicago, IL 60645

Address

City

State

Zip

(See Exhibit A attached hereto for Trustee's Powers.)

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 1 and the East 5 feet of Lot 2 in Block 16 in the National City Realty Company's Third Addition to Roger's Park Manor, being a Subdivision of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, North and South of the Indian Boundary Line, in Cook County, Illinois.

Permanent Index Number: 10-36-229-017-0000

Property Address: 2501 W. Farwell, Chicago, IL 60645

such interest to this homestead property to be held as Tenants by the Entirety pursuant to 765 ILCS

1005/1c, REAL ESTATE TRANSFER TAX	26-Mar-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



10-36-229-017-0000 | 20210301677936 | 0-595-364-368

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

UNOFFICIAL COPY

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

DATED this 10th day of March, 2021.

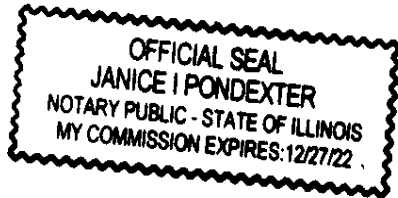
James L. McDaniel
James L. McDaniel

Betty Tucker McDaniel
Betty Tucker-McDaniel

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 James L. McDaniel and Betty Tucker-McDaniel, 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 their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of March, 2021.



Janice I. Pondexter
Notary Public

NAME AND ADDRESS OF PREPARER:

Abosede Odunsi
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

COOK COUNTY-ILLINOIS TRANSFER TAX
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.

DATE: 3/15/21
[Signature]
Grantor/Grantee/Agent

UNOFFICIAL COPY

EXHIBIT A Trustee's Powers

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 the present or in the 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 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.

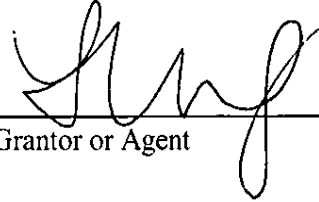
UNOFFICIAL COPY

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 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.

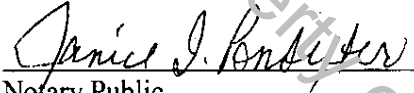
Dated: March 15, 2021

Signature:

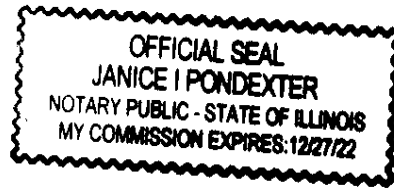


Grantor or Agent

Subscribed and sworn to before me this
15th day of March, 2021:



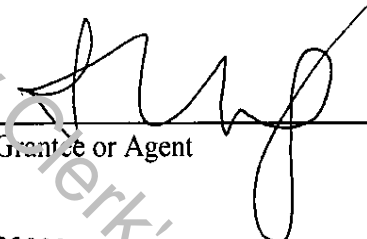
Notary Public



The grantee 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.

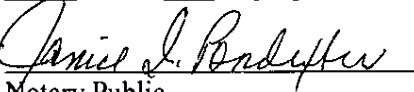
Dated: March 15, 2021

Signature:

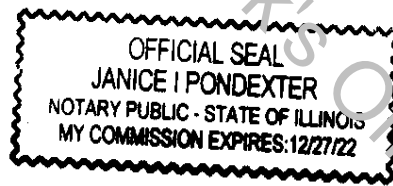


Grantee or Agent

Subscribed and sworn to before me this
15th day of March, 2021:



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

29-Mar-2021



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

10-36-229-017-0000

20210301677936

0-707-793-424

Property of Cook County Clerk's Office