

UNOFFICIAL COPY

SPECIAL WARRANTY
DEED IN TRUST

THE GRANTOR(S)

Patrick B. Lynch (a/k/a Patrick Lynch) and Breanne B. Lynch (a/k/a Breanne Lynch), husband and wife

Address(es) of Grantor(s):

1090 Lancaster Avenue
Elk Grove Village, IL 60007



Doc# 2117241022 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2021 11:27 AM PG: 1 OF 5

Above Space for Recorder's Use Only

of the County of Cook and State of Illinois for and in consideration of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** an undivided interest to:

Patrick Lynch and Breanne Lynch, husband and wife, as CoTrustees of the provisions of a declaration of trust dated May 26, 2021, and known as the Patrick Lynch and Breanne Lynch Living Trust, of which Patrick Lynch and Breanne Lynch are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety.

(address of Grantee: 1090 Lancaster Avenue, Elk Grove Village, IL 60007).

All interest in the following described real estate together with the tenements and appurtenances thereunto belonging (collectively the "Property") situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1090 Lancaster Avenue, Elk Grove Village, IL 60007

Permanent Index Number(s): 08-32-215-011-0000

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any acts or exceptions which an accurate survey or inspection of the above described Property would show.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
e of 35 ILCS 200/31-45,

REAL ESTATE TRANSFER ACT

DATE: May 26, 2021

Signature of Buyer, Seller or Representative

S Y
P S
S Y
M Y
SC Y
E Y
INTEK Y

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EXHIBIT A

LOT 3450 IN ELK GROVE VILLAGE SECTION 11, BEING A SUBDIVISION IN SECTIONS 32 AND 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1962 AS DOCUMENT 18572095, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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ATTACHMENT TO THE DEED

ACCEPTANCE BY GRANTEES/TRUSTEES:

We, Patrick Lynch and Breanne Lynch, as Trustees of the Patrick Lynch and Breanne Lynch Living Trust dated May 26, 2021, hereby accept the conveyance of the property described in this instrument to said Trust.



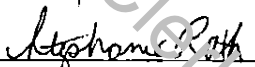

Patrick Lynch, Trustee
Breanne Lynch, Trustee

Date: May 26, 2021

State of Illinois)
) ss
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Patrick Lynch and Breanne Lynch, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument as Trustees, 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 official seal, this 26th day of May, 2021.

Commission expires December 20, 2024


NOTARY PUBLIC

(SEAL)



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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 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.

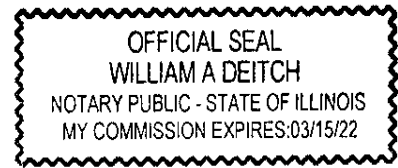
Dated May 26, 2021 Signature B Lynch

Subscribed and sworn to before me

by the said Breanne Lynch

this 26th day of May, 2021

W A Deitch
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 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.

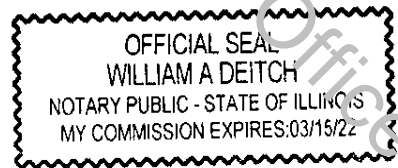
Dated May 26, 2021 Signature P Lynch

Subscribed and sworn to before me

by the said Petra Lynch

this 26th day of May, 2021

W A Deitch
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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)