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QUIT CLAIM DEED IN TRUST LIVING TRUST

Doc# 2122315022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 12:01 PM PG: 1 OF 6

Above Space for Recorder's Use Only

THE GRANTORS JAMES F. McMAHON AND KATHLEEN A. McMAHON, his wife, of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to KATHLEEN A. McMAHON, not individually, but as Trustee of the KATHLEEN A. McMAHON TRUST, under Trust Agreement dated the 17th day of July, 2021 and to any and all successors and Trustees appointed under said Trust Agreement, or who may be legally appointed, of 819 N. Prospect Ave., Park Ridge, Illinois of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index 09-26-212-002-0000

Address (es) of Real Estate: 819 N. Prospect Ave. Park Ridge, IL 60068

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 17th day of July, 2021

James P. McMahon
JAMES P. McMAHON

Kathleen A. McMahon
KATHLEEN A. McMAHON

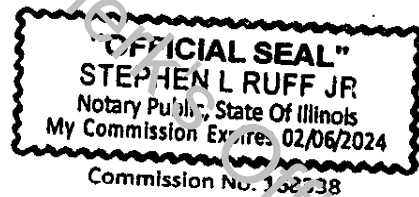
STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES P. McMAHON and KATHLEEN A. McMAHON, his wife, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 17th day of JULY, 2021

Commission expires February 6, 2024
Stephen L. Ruff (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
(e) SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: July 17, 2021



Stephen L. Ruff
Signature of Buyer, Seller or Representative

Prepared by: *Stephen L. Ruff, Jr.*
Ruff, Freud, Breems & Nelson, Ltd.
200 N. La Salle Street
Chicago, Illinois 60601

Mail To: Stephen L. Ruff, Jr.
Suite 2020
200 N. La Salle Street
Chicago, Illinois 60601

Name and Address of Taxpayer:
Kathleen A. McMahon, Trustee
819 N. Prospect.
Park Ridge, IL 60068

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Exhibit "A" – Legal Description

LOT 2 IN BLOCK 1 IN MICHAEL JOHN TERRACE UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX/PARCEL IDENTIFICATION NUMBER: 09-26-212-002-0000.

PROPERTY ADDRESS: 819 NORTH PROSPECT AVENUE, PARK RIDGE, ILLINOIS 60068

Property of Cook County Clerk's Office

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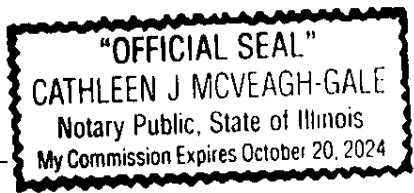
STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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: July 17, 2021 Signature: Stephen J. Ruff
Grantor or Agent

SUBSCRIBED AND SWORN to before me
by said Agent
this 17th day of July, 2021.

Cathleen J McVeagh-Gale
Notary Public

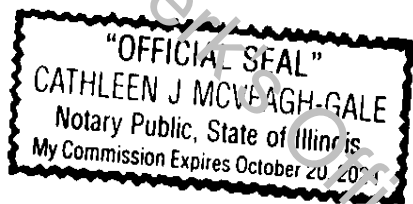


The grantee or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: JULY 17, 2021 Signature: Stephen J. Ruff
Grantee or Agent

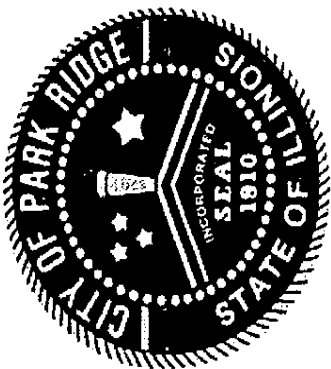
SUBSCRIBED AND SWORN to before me
by said Agent
this 17th day of July, 2021.

Cathleen J McVeagh-Gale
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 Tax Act.)



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

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Certificate # 21-000854

Pin(s)

09-26-212-002-0000

Address

819 N PROSPECT AVE

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

08/05/2021

X

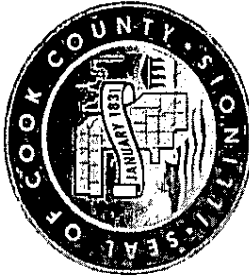
Joseph C. Gilmore
City Manager

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

11-Aug-2021



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

09-26-212-002-0000

20210801626034

1-562-568-464

Property of Cook County Clerk's Office