

UNOFFICIAL COPY

Doc#: 2127828148 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2021 11:54 AM Pg: 1 of 4

DEED IN TRUST

THE GRANTORS: Kurt A.J. Lohnes and Jennifer A. Kenedy, as husband and wife, 4337 Woodland Avenue, Western Springs, IL 60558, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dec ID 20211001694847

hereby convey and quit claim to Kurt A.J. Lohnes and Jennifer A. Kenedy, husband and wife, as Co-Trustees under the terms and provisions of a certain Trust Agreement dated September 24, 2021, and designated as the Kenedy Lohnes Joint Trust, GRANTEE, of which Kurt A.J. Lohnes and Jennifer A. Kenedy are the primary beneficiaries, said beneficial interest to be held not as tenants in common, nor as joint tenants with rights of survivorship, but as **TENANTS BY THE ENTIRETY**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION:

Lot 2 (except the Easterly 172 feet thereof measured on the North and South lines thereof) in Block 9 in East Hinsdale, being a subdivision of the East ½ and that part of the East ½ of the Southwest ¼ lying North of the Chicago, Burlington and Quincy Railroad of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, together with so much of Sections 31 and 32, Township 39 North, Range 12, East of the Third Principal Meridian as lies South of Chicago and Naperville highway and West of line of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER (PIN): 18-06-403-022-0000

ADDRESS(ES) OF REAL ESTATE: 4337 Woodland, Western Springs, Illinois 60558

*****THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTORS' AND GRANTEES' REQUEST*****

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; (e) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, 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,

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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 instrument 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 interested 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.

4. In the event of the inability, refusal of the Co-Trustee herein named, to act, or upon his or her 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.

The Grantor hereby waives and releases 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 24th day of September, 2021.

Please Print
or type
names(s)
below
Signature

[Signature]
Kurt A.J. Lohnes

(SEAL) [Signature]
(SEAL) Jennifer A. Kenedy

The Grantees, Kurt A.J. Lohnes and Jennifer A. Kenedy, Co-Trustees, under the provisions of the Kenedy Lohnes Joint Trust Agreement dated September 24, 2021, as may be amended and restated from time to time, hereby acknowledge and accept this conveyance into said Trust.

[Signature]
Kurt A.J. Lohnes, Trustee as aforesaid

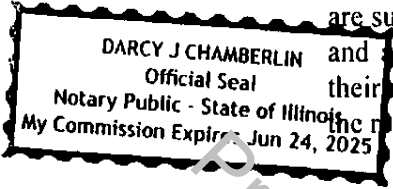
[Signature]
Jennifer A. Kenedy, Trustee as aforesaid

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State of 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 that Kurt A.J. Lohnes and Jennifer A. Kenedy, as 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, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 24 day of Sept, 2021

Commission expires 6-24, 2025

Darcy J Chamberlin
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Darcy J. Chamberlin, Esq.
1200 Harger Road
Suite 209
Oak Brook, IL 60523-1816

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/5-45 sub par. e and Cook County Ord. 93-0-27 par. e.

Date: 9-24-2021

Agent: Darcy J Chamberlin

MAIL TO:

Chamberlin Law Group, P.C.
1200 Harger Road, Suite 209
Oak Brook, Illinois 60523-1816

SEND SUBSEQUENT TAX BILLS TO:

Kurt A.J. Lohnes, Trustee
Jennifer A. Kenedy, Trustee
4337 Woodland Avenue,
Western Springs, IL 60558

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 09 | 24 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

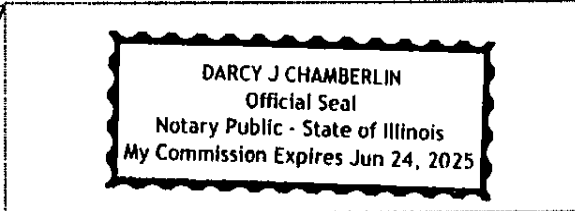
Subscribed and sworn to before me. Name of Notary Public: Darcy J Chamberlin

By the said (Name of Grantor): [Signature]

On this date of: 9 | 24 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 09 | 24 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

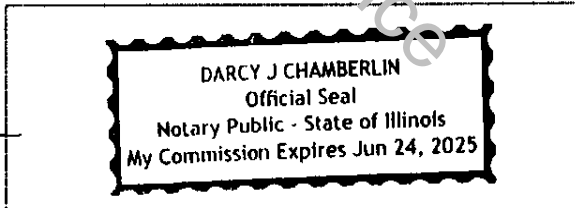
Subscribed and sworn to before me. Name of Notary Public: Darcy J Chamberlin

By the said (Name of Grantee): [Signature]

On this date of: 9 | 24 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)