

# UNOFFICIAL COPY

Doc#: 2135655169 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/22/2021 04:04 PM Pg: 1 of 4

## DEED IN TRUST

Dec ID 20211001614522  
ST/CO Stamp 1-344-412-304

FIRST AMERICAN TITLE  
FILE # PA 1015 758

THIS INDENTURE WITNESSETH, that the Grantors, PATRICK MCMAHON and DESIREE MCMAHON, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto PATRICK A. MCMAHON and DESIREE E. MCMAHON as TRUSTEES under the provisions of a trust agreement known as the MCMAHON FAMILY TRUST DATED AUGUST 16, 2013, (and in the event of the death, resignation, refusal or inability of the Grantee to so act as such Trustee, then unto the Successor Trustee(s) designated in the said Trust Agreements, with like powers, duties and authorities as is vested in the said Grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to wit:

A TRACT OF LAND BEING A PART OF LOT 54 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 54; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 54, A DISTANCE OF 112.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE SAID WEST LINE OF LOT 54, A DISTANCE OF 362.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 54; THENCE NORTH 89 DEGREES 55 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 54, A DISTANCE OF 142.05 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG AN EASTERLY LINE OF SAID LOT 54, BEING AN ARC OF A CIRCLE, BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET, A CHORD OF 121.16 FEET AND A CHORD BEARING OF SOUTH 17 DEGREES 36 MINUTES 48 SECONDS EAST, FOR AN ARC DISTANCE OF 123.10 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG ANOTHER EASTERLY LINE OF SAID LOT 54; BEING AN ARC OF A CIRCLE, BEING CONVEX NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET A CHORD OF 113.58 FEET AND A CHORD BEARING OF SOUTH 22 DEGREES 06 MINUTES 53 SECONDS EAST, FOR AN ARC DISTANCE OF 114.59 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 112.49 FEET TO THE POINT OF BEGINNING.

Subject to: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements, limitations and conditions imposed by the Governing Law;

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installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs; general real estate taxes not due and payable at the time of closing

Permanent Real Estate Index Number: 22-33-115-014-0000  
Property Address: 12754 Marian Dr., Lemont, IL 60439

**TO HAVE AND TO HOLD** the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 presenti* or *in futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise, the term of 99 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 times 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 changes 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 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, Mortgage, Lease or other instrument

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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, hers or their predecessor in trust.

The interest in each and every beneficiary hereunder and 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 to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 14 day of October, 2021.

  
\_\_\_\_\_

Patrick McMahon

  
\_\_\_\_\_

Desiree McMahon

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK MCMAHON and DESIREE MCMAHON, personally known to me to be the same person whose name is 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.

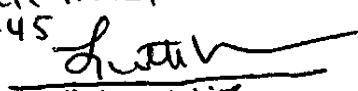
Given under my hand and official seal this 14 day of October, 2021.

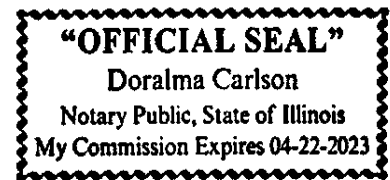
  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: LKW Law LLC 527 N. Spring Ave., La Grange Park, IL 60526

Mail this instrument to: LKW Law LLC 527 N. Spring Ave., La Grange Park, IL 60526

Grantor's Address/  
Mail Future tax bills to: Patrick McMahon and Desiree McMahon as Trustee 12754 Marian Dr., Lemont, IL 60439

Exempt under the provisions of Section  
(e) of the Real Estate Transfer Tax Act  
135 ILCS 200/31-45  
10/14/21  
Date  
  
\_\_\_\_\_  
Representative



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STATEMENT BY GRANTOR AND GRANTEE

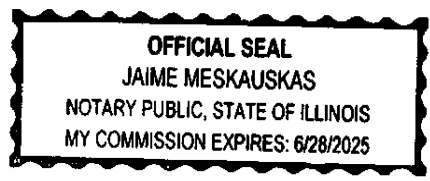
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: 10/15/21

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN before me this 15 day of October 2021

[Signature]  
Notary Public



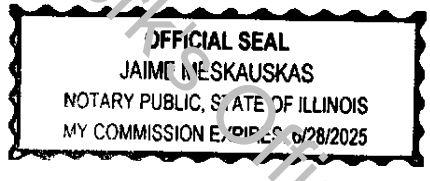
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: 10/15/21

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN before me this 15 day of October 2021

[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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of Cook in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]