

UNOFFICIAL COPY



2136322005D

DEED IN TRUST

Doc# 2136322005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2021 09:58 AM PG: 1 OF 4

THE GRANTOR, CAROLYN P. MURPHY, as Successor Trustee under the provisions of the Murphy Family Trust dated July 22, 2011, of the County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, Conveys and Quits Claim unto CAROLYN P. MURPHY and KATHLEEN M. MURPHY, as Co-Trustees under the provisions of the CAROLYN P. MURPHY and KATHLEEN M. MURPHY Trust 101 dated October 6, 2021 (hereinafter referred to as "said trustees"), and unto all and every successor or successors in trust under said Declaration, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 705 AND PARKING SPACE 23 AND PARKING SPACE 28 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 705, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044


Permanent Real Estate Index Number: 17-32-402-026-1060

Address of real estate: 974 West 35th Place Unit 705, Chicago, IL 60609

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

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, highway or alleys; to create 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, 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

REAL ESTATE TRANSFER TAX	29-Dec-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-32-402-026-1060 | 20211001605725 | 0-987-216-528

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

UNOFFICIAL COPY

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 instruments 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.

The interest of each and every beneficiary hereunder and of 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 grantor aforesaid has hereunto set her hand and seal this 6th day of October, 2021.

Carolyn P. Murphy 10/6/2021
CAROLYN P. MURPHY, Successor
Trustee under the provisions of the Murphy Family
Trust dated July 22, 2011

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that CAROLYN P. MURPHY, Successor Trustee under the provisions of the Murphy Family Trust dated July 22, 2011, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of October, 2021.

My commission expires Apr. 19, 2025.

[Signature]
NOTARY PUBLIC OFFICIAL SEAL
MIRIAM V. PLUSKA, JR.
Notary Public - State of Illinois
My Commission Expires Apr 19, 2025

This instrument was prepared by: Matthew F. Zubek, 15206 Central Ave., Oak Forest, Illinois 60452.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Matthew F. Zubek Attorney at Law
15206 Central Ave.
Oak Forest, Illinois 60452

Carolyn P Murphy
974 West 35th Place Unit 705
Chicago, Illinois 60609

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/1-4
sub par. _____ and Cook County Ord. 93-0-27 par. _____
Date 12-29-21 Sign. [Signature]

UNOFFICIAL COPY

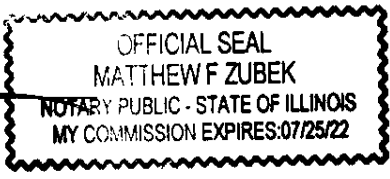
STATEMENT BY GRANTOR AND GRANTEE

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 12/15, 2021 Signature: Carolyn P. Murphy
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 5th day of December, 2021.

Matthew F. Zubek
Notary Public

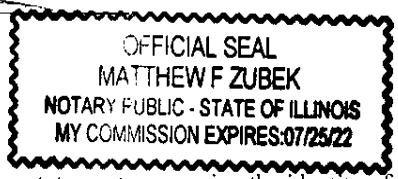


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 12/15, 2021 Signature: Carolyn P. Murphy
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 5th day of December, 2021.

Matthew F. Zubek
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.

[Attach 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

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-32-402-026-1060 20211001605725 2-016-787-088		