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Doc#: 2136412134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2021 07:28 AM Pg: 1 of 6

Prepared by and Return To:
Cotter Bowen Law Firm, LLC
4544 W. 103rd St., Suite 102
Oak Lawn, Illinois 60453

Dec ID 20211201685355
ST/CO Stamp 1-984-723-600

Send Subsequent Tax Bill To:
Joyce Family Trust
2025 Crestview Way, #111
Naples, Florida 34119

DEED IN TRUST (ILLINOIS)

THE GRANTORS, **Pierce Joyce and Doreen Joyce**, husband and wife, of the City of Naples, County of Collier, State of Florida, and **Karen Joyce, n/k/a Karen M. Doody**, a married woman of the City of Crestwood, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and WARRANT to the GRANTEE, the **JOYCE FAMILY TRUST** under a Trust Agreement dated November 11, 2021 and as amended, whose address is 2025 Crestview Way, #111, Naples, Florida (hereinafter referred to as "said trustees" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 76 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND, HEREINAFTER REFERRED TO AS PARCEL:

LOTS 1, 2, 3 AND 4 IN THE RESUBDIVISION OF LOTS 1 TO 6 AND LOTS 21, 22 AND 23 IN BLOCK 2 IN MIDLOTHIAN FIELDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LAND MARK BUILDERS, INCORPORATED, A CORPORATION OF ILLINOIS, RECORDED NOVEMBER 30, 1972 AS DOCUMENT NUMBER 22142903, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 28-04-204-035-1076

Address of Real Estate: 13540 S. LAWLER AVENUE, UNIT 76
CRESTWOOD, ILLINOIS 60445

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 agreement set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect, and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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

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of the title, estate, powers, and authorities vested in said trustees, to donate, to dedicate, to mortgage, to pledge, or to 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 the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and to grant 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 trustees 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 trustees, 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 trustees, 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 trustees 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 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 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 trustees were 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/her 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.

And the said grantors hereby expressly waive and release any and all rights 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.

Exempt under 35 ILCS 200/31-45
Paragraph (e), Section 4, Real Estate Transfer Act

Date Buyer , Seller or Representative

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Dated this 11 day of November, 2021.

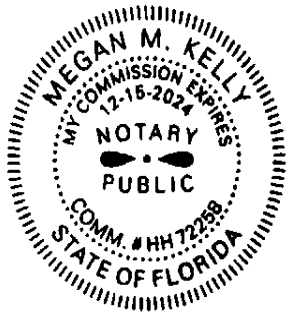
Pierce Charles Joyce (SEAL)
PIERCE JOYCE

Doreen Joyce (SEAL)
DOREEN JOYCE

STATE OF FLORIDA)
) ss.
COUNTY OF COLLIER)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **PIERCE JOYCE AND DOREEN JOYCE**, personally known to me to be the 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.

Given under my hand and official seal, this 11th day of November 2021



Megan M. Kelly
(Notary Public)

The transfer of title and conveyance herein is hereby accepted by Pierce Charles Joyce and Doreen Kaye Joyce, as Co-Trustees of the **Joyce Family Trust**.

Pierce Charles Joyce
Pierce Charles Joyce
Co-Trustee, as aforesaid

Doreen Kaye Joyce
Doreen Kaye Joyce
Co-Trustee, as aforesaid

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Dated this 6 day of December, 2021.

Karen M Doody
KAREN JOYCE n/k/a KAREN M. DOODY

Jeremiah G Doody
JEREMIAH DOODY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **KAREN M. DOODY AND JEREMIAH DOODY**, personally known to me to be the 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.

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

Marissa Clifford
(Notary Public)



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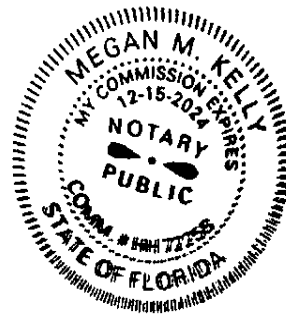
STATEMENT OF GRANTOR/GRANTEE

The grantor or his or her agent affirms that, to the best of her 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: 11/11/21 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said PIERCE JOYCE this 11th day of NOVEMBER, 2021.

Notary Public: [Signature]

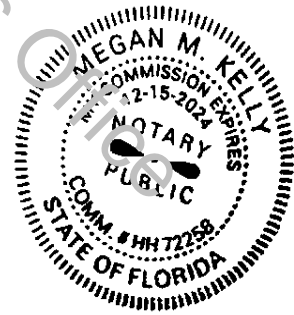


The grantee or his or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 11/11/21 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said PIERCE JOYCE this 11th day of NOVEMBER, 2021.

Notary Public: [Signature]



NOTE: Any person who knowingly submits a false claim concerning the identity of a grantee shall be guilty of a Class A misdemeanor for a first time offense and of a Class A misdemeanor for a subsequent offense(s).

Attach to deed or AB to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.