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TRUSTEE'S DEED DEED IN TRUST (ILLINOIS)

This Agreement made between GRANTOR, WILLIAM P. GROGAN, as Trustee under the provisions of a Declaration of Trust dated May 31, 2006, known as the WILLIAM P. GROGAN TRUST, of 915

Alamosa Street, New Lenox, IL 60451, and GRANTEE, WILLIAM P. GROGAN, as Trustee of THE WILLIAM P. GROGAN 2022 TRUST dated March 2, 2022, of 915 Alamosa Street, New Lenox, IL 60451.

WITNESSES: The Grantor, in consideration of the sum of (\$10.00) Ten and 00/100 dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey a quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

PARCEL 1:

UNIT NO. 1-N, AND PARKING SPACES G1 AND G2, IN 6535 ASHLAND CONDOMINIUM ASSOCIATION CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 AND THE SOUTH HALF (1/2) OF LOT 30 IN GUNDLACH'S SUBDIVISION OF LOT 12 (EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR STREET PURPOSES), IN THE SUBDIVISION BY L.C. PAINE FREER, RECEIVER OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24997424, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 11-32-314-034-1001; 11-32-314-034-1007; and 11-32-314-034-1008

Address(es) of real estate: ~~6537~~⁶⁵³⁵ N. Ashland
1N (and Parking Spaces G1 and G2)
Chicago, IL 60626

COOK COUNTY
RECORDER OF DEEDS
INTL



Doc# 2212225020 Fee \$93.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/02/2022 11:03 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX	08-Mar-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



Exempt under provisions of Paragraph e
Section 4, Real Estate Transfer Act.

3-2-2022

Date Buyer, Seller or Representative

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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, 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, 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 inquire 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 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 into 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 person 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.

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 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 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.

REAL ESTATE TRANSFER TAX		27-Apr-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
11-32-314-034-1001	20220301642671	0-855-418-768

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IN WITNESS WHEREOF, the Grantor, **WILLIAM P. GROGAN**, as Trustee under the provisions of a Declaration of Trust dated May 31, 2006, known as the **WILLIAM P. GROGAN TRUST**, as aforesaid, has hereunto set his hand and seal on this 2nd day of March, 2022.

William P. Grogan (SEAL)
William P. Grogan, Trustee

State of Illinois,
County of Will ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM P. GROGAN**, as Trustee under the provisions of a Declaration of Trust dated May 31, 2006, known as the **WILLIAM P. GROGAN TRUST**, 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 he signed, sealed and delivered the said instrument as his free voluntary act as such trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of March 2022.

Commission expires 9/29/24

Meghan M. Jongma
NOTARY PUBLIC

William P. Grogan, as Trustee of The William P. Grogan 2022 Trust dated March 2, 2022, hereby accept the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).

William P. Grogan
William P. Grogan, Trustee



MAIL TO:
Patrick S. Sullivan
10075 W. Lincoln Highway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:
William P. Grogan
6537 N. Ashland, Unit 1N
Chicago, IL 60626

This instrument was prepared by: Patrick S. Sullivan, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60423 (708) 349-9333

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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: 3 | 2 | 20 22

SIGNATURE: William P. Brogan
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: Meghan M Jongasma

By the said (Name of Grantor): William P. Brogan

On this date of: 3 | 2 | 20 22

NOTARY SIGNATURE: Meghan M Jongasma

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: 3 | 2 | 20 22

SIGNATURE: William P. Brogan
GRANTEE or AGENT

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

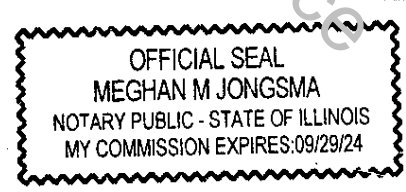
Subscribed and sworn to before me, Name of Notary Public: Meghan M Jongasma

By the said (Name of Grantee): William P. Brogan

On this date of: 3 | 2 | 20 22

NOTARY SIGNATURE: Meghan M Jongasma

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)**)