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PREPARED BY:

Handler Thayer, LLP
191 N. Wacker Dr., Suite 2300
Chicago, IL 60606

Doc#: 2214039160 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/20/2022 12:28 PM Pg: 1 of 6

MAIL TAX BILL TO:

Michael Ridenour, Trustee
Cheryl Ridenour, Trustee
3100 N. Sawyer Ave.
Chicago, IL 60618

Dec ID 20220501620275

City Stamp 0-699-244-432

MAIL RECORDED DEED TO:

Handler Thayer, LLP
Attn: Alyx P. Durachta
191 N. Wacker Dr., Ste. 2300
Chicago, IL 60606

DEED IN TRUST (ILLINOIS)

THE GRANTORS, **Michael D. Ridenour** and **Cheryl B. Ridenour**, husband and wife, having an address of 3100 N. Sawyer Ave., Chicago, Illinois 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS and QUIT CLAIMS unto GRANTEES, **Michael Ridenour, as Trustee of the Michael Ridenour Revocable Trust dated April 14, 2022**, 3100 N. Sawyer Ave., Chicago, Illinois 60618, an undivided one-half (1/2) interest **Cheryl Ridenour, as Trustee of the Cheryl Ridenour Revocable Trust dated April 14, 2022**, 3100 N. Sawyer Ave., Chicago, Illinois 60618, an undivided one-half (1/2) interest, hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreements said interest not to be held as tenants in common nor as joint tenants, but to be held as TENANCY BY THE ENTIRETY; and unto all and every successor or successors in trust under the trust agreement, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

Permanent Index Number: 13-26-206-039-0000

Property Address: 3100 N. Sawyer Ave., Chicago, Illinois 60618

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

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof; and to re-subdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate,

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dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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.

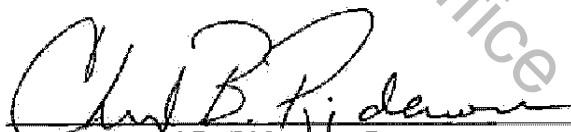
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTORS hereby expressly waive and release any and all right 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.

Dated this 14 day of April, 2022.



Michael D. Ridenour, Grantor



Cheryl B. Ridenour, Grantor

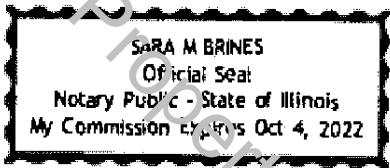
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

Acknowledged and subscribed before me by Michael D. Ridenour and Cheryl B. Ridenour, who: *(check one)*
() are personally known to me, () produced a current driver's license as identification, or () produced
other identification, to wit: _____, to be the same persons 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 4th day of April, 2022.

(Seal)



Sara M Brines
Notary Public - State of Illinois
My commission expires: 10/4/2022

Exempt under 35 ILCS 200/31-45 paragraph "e",
Real Estate Transfer Act

4/14/22
Date

[Signature]
Representative

CLERK OF COOK COUNTY Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX 19-May-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-26-206-039-0000 | 20220501620275 | 0-699-244-43

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 24 IN BLOCK 10 IN AVONDALE, BEING PHILPOTS SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 25 AND LOTS 1, 2, 5, AND 6 IN BRAND'S SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 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: 4/14/2022

Signature: Alex P. Duschetta
Grantor or Agent

Subscribed and sworn to before me by Alex P. Duschetta this 14 day of April, 2022.



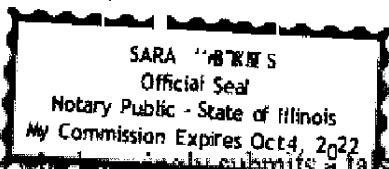
NOTARY PUBLIC Sarah M. Burns

The Grantee or his agent affirms and certifies 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 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: 4/14/2022

Signature: Alex P. Duschetta
Grantee or Agent

Subscribed and sworn to before me by Alex P. Duschetta this 14 day of day of April, 2022.



NOTARY PUBLIC Sarah M. Burns

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)