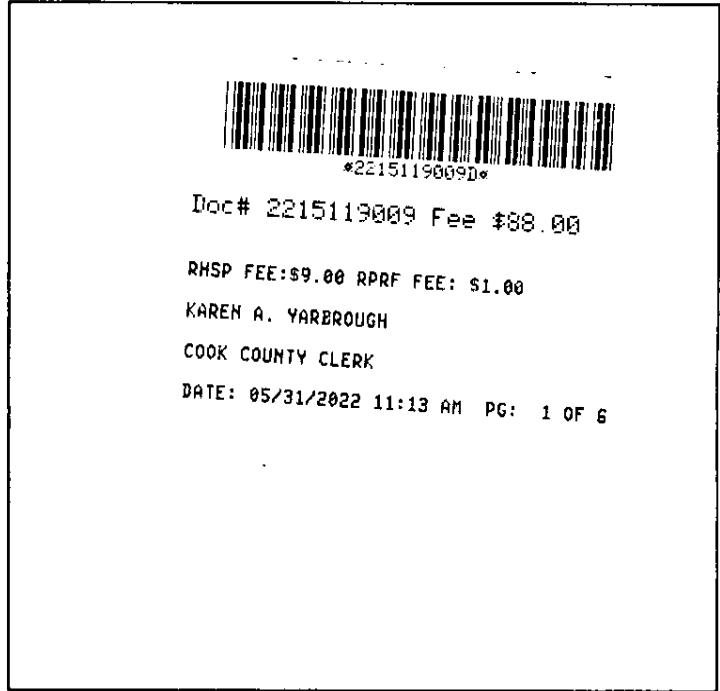


# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

**THE GRANTOR**, KELLY NESPOR and MARK RICHARD, whose street address is 5438 S. Dorchester Avenue, Chicago, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto:

MARK RICHARD and KELLY NESPOR  
5438 S. Dorchester Avenue  
Chicago, IL 60615



as Co-Trustees under the provisions of a trust agreement known as "THE MARK RICHARD AND KELLY NESPOR TRUST DATED MAY 13, 2022" (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 agreement, the following described real property in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A: ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE THERETO

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5-26-2022

Date

Agent

Permanent Real Estate Index Number(s): 20-11-423-028-0000

Address(es) of real estate: 5438 S. Dorchester Avenue, Chicago, IL 60615

**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 trustee 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 resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any

REAL ESTATE TRANSFER TAX 31-May-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX 31-May-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-11-423-028-0000 | 20220501631735 | 1-289-125-968

20-11-423-028-0000 | 20220501631735 | 0-718-815-312

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

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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 praesenti 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 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 time 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 charges 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 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 containing 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.

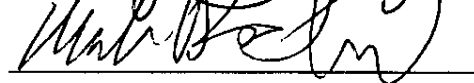
# UNOFFICIAL COPY

And the 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.

**IN WITNESS WHEREOF**, the grantors aforesaid have hereunto set their hands and seals this 26 day of May, 2022.



KELLY NESPOR

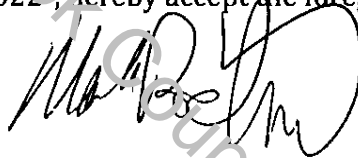


MARK RICHARD

Property of

### ACCEPTANCE OF CO-TRUSTEES

Pursuant to the provisions of 760 ILCS 5/6.5, I, the undersigned, MARK RICHARD and KELLY NESPOR, being the acting Co-Trustees of "THE MARK RICHARD AND KELLY NESPOR TRUST DATED MAY 13, 2022", hereby accept the foregoing conveyance.



MARK RICHARD, Co-Trustee



KELLY NESPOR, Co-Trustee

Notary Public's Office

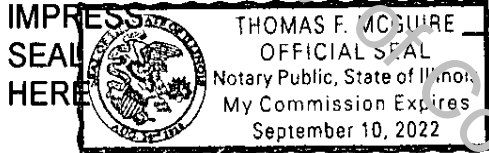
# UNOFFICIAL COPY

State of Illinois )  
                                  ) ss  
Cook County      )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KELLY NESPOR and MARK RICHARD, personally known to me to be the same 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 26<sup>th</sup> day of May, 2022.

My Commission expires: 9-10-2022



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:

Thomas F. McGuire, Esq.  
Saul Ewing Arnstein & Lehr LLP,  
161 N. Clark Street #4200  
Chicago, Illinois 60601  
(312) 876-7100

MAIL TO:

Thomas F. McGuire, Esq.  
Saul Ewing Arnstein & Lehr LLP  
161 N. Clark Street  
Suite 4200  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Mark Richard & Kelly Nespor, Co-Trustees  
5438 S. Dorchester Avenue  
Chicago, IL 60615

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOT 7 IN OWNER'S SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 1 IN CHILD'S SUBDIVISION OF LOTS 1 AND 2 AND PART OF LOTS 3 AND 4 IN BLOCK 2 AND PART OF LOTS 1, 2, AND 3 IN BLOCK 3 IN RIDGEWOOD, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 5438 S. Dorchester Avenue, Chicago, Illinois 60615

PIN: 20-11-423-028-0000

40085594.1

Property of Cook County Clerk's Office

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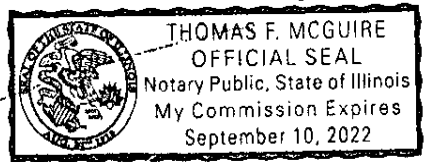
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 26, 2022

Signature [Handwritten Signature]  
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 26 day of MAY, 2022.



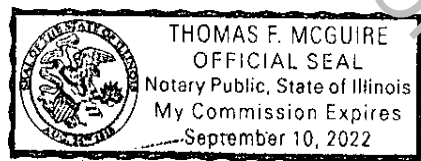
Notary Public [Handwritten Signature]

The grantee or his/her 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: May 26, 2022

Signature [Handwritten Signature]  
Grantee

Subscribed and sworn to before me by the said Grantee this 26 day of May, 2022.



Notary Public [Handwritten Signature]

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 of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)