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Doc#: 2220120184 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2022 10:56 AM Pg: 1 of 4

Dec ID 20220501613931
ST/CO Stamp 0-842-845-264
City Stamp 1-859-963-984

DEED IN TRUST

AFTER RECORDING MAIL TO:

Griffin & Gallagher, LLC
10001 S. Roberts Rd.
Palos Hills, IL 60465

MAIL TAX BILLS TO:

Edward McBrearty
10900 S. Hamlin
Chicago, IL 60655

THE GRANTOR, Edward McBrearty and Heather McBrearty, husband and wife, 10900 S. Hamlin, Chicago, IL 60655, of the County of Cook, for and in consideration of TEN AND 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to:

Heather McBrearty, Trustee of the Heather McBrearty Revocable Trust dated June 30, 2021, any amendments thereto, of 10900 S. Hamlin, Chicago, IL 60655

And

Edward McBrearty, Trustee of the Edward McBrearty Revocable Trust dated 6/30/2021 and any amendments thereto, of 10900 S. Hamlin, Chicago, IL 60655

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 1 IN A RESUBDIVISION OF BLOCKS 1, 2, AND 3 IN M. ROZENSKI'S ADDITION TO MOUNT GREENWOOD BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE SOUTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1928 IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2021 and subsequent years.

Permanent Index Number (PIN): 24-14-307-019-0000 and 24-14-307-020-0000

Address of Real Estate: 10900 S. Hamlin, Chicago, IL 60655

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 terms; to convey either with or without consideration; to convey the premises or

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any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 changes of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust 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; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed 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 deed 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 instrument; and (d) if the conveyance is made to 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

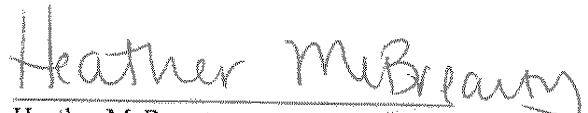
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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The 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. Grantors shall pay all mortgages, if any, now encumbering the property conveyed hereby, and shall be and remain solely responsible therefore. This undertaking is solely for the benefit of the Grantee and not for the benefit of any third parties.

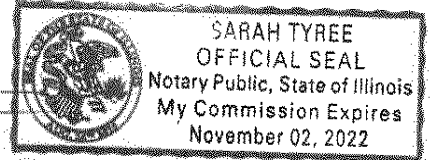
DATE: 6/28/22


Edward McBrearty


Heather McBrearty

State of Illinois) I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
)ss HEREBY CERTIFY that **Edward McBrearty and Heather McBrearty**, personally
County of Cook) 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
IMPRESS SEAL HERE set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this date: June 28, 2022



Commission expires November 2, 2022

(Notary Public)


Exempt under provisions of the Illinois Real Estate Transfer Tax Act 35 ILCS 200/31-45(e), and Chicago Transaction Tax Ordinance Section 3-33-060(E).

Date: 6/28/2022

Representative


This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465



REAL ESTATE TRANSFER TAX		20-Jul-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-14-307-019-0000 | 20220501613931 | 1-859-963-984

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

REAL ESTATE TRANSFER TAX		20-Jul-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00


24-14-307-019-0000 | 20220501613931 | 0-842-845-264

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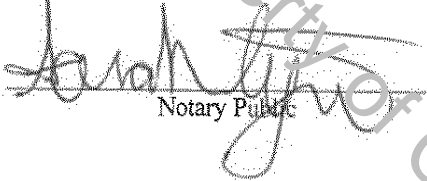
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: June 28, 2022.

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Grantor
this 28th day of June, 2022.


Notary Public



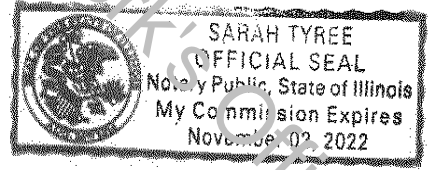
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: June 28, 2022.

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee
this 28th day of June, 2022.


Notary Public



NOTE: Any person who knowingly submits a sales statement concerning the identity of a grantor shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.