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DEED IN TRUST

Doc# 2223013038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2022 11:29 AM PG: 1 OF 7

THIS INDENTURE, made this 2 day of AUGUST, 2022, is among **THOMAS J. CONNOLLY** and **SALLY B. CONNOLLY**, husband and wife, (hereafter referred to as "Grantors"), and

SALLY B. CONNOLLY, not individually or personally, but solely as Trustee of the **SALLY B. CONNOLLY TRUST NO. 2020** dated January 6, 2020 ("Grantee").

This transfer is to the Trustee, as specified above, and unto all and every Successor or Successors in Trust under said Trust Agreement.

The Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), grants, sells, and conveys unto said Grantee, the following described real estate, situated in the County of Cook, in the State of Illinois (the "Real Estate"):

Lot 40 in Block 2 in Subdivision of part of River Forest, being a Subdivision of East 8.66 chains of the Northwest ¼ of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, lying North of the Chicago & North Western Railroad Right of Way according to the Plat thereof recorded June 23, 1890 in Book 43 of Plats, page 20 as Document No. #1291334 in Cook County, Illinois.

Property Code: 15-12-111-005-0000

Property Address: 617 Ashland Avenue, River Forest, IL 60305

AND

Unit 1201-L in Lowell House Condominium as delineated on a survey of the South 98.50 feet of Lot 8 in Chicago Land Clearance Commission No. 3, being a consolidation of Lots and vacated alleys in Bronson's Addition to Chicago and certain re-subdivisions, all in the Northeast ¼ of Section 4, Township 39 North, Range 14, East of the 3rd Principal

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Meridian, in Cook County, Illinois, together with that part of the following described premises lying below an elevation of +20.30 feet Chicago Datum; the South 99.89 feet of Lot 6 and Lot 8 (Except the South 98.50 feet) all in said Chicago Land Clearance No. 3 and Lots 1, 2, 3, 4, and 5 in the Resubdivision of Lots 26, 27, 30, and 31 in Burton's Subdivision of Lot 14 in said Bronson's Addition to Chicago, all in the Northeast $\frac{1}{4}$ of Section 4, Township 39 North, Range 14, East of the 3rd Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25288099, together with its undivided percentage interest in the common elements, and together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Property Code: 17-04-209-043-1010

Property Address: 88 W. Schiller, Unit 1201-L, Chicago, IL 60610-2037

SUBJECT TO: General real estate taxes for 2019 and subsequent years, and any recorded leases, easements, covenants, conditions, and restrictions.

Exempt from Illinois transfer tax under 35 ILCS 200/31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law.

Thomas J. Connolly / Sally B. Connolly
Buyer, Seller, or Representative

8-2-22
Date

TO HAVE AND HOLD the Real Estate upon the trust, and for the uses and purposes set forth herein and in the trust agreement.

Full power and authority is hereby granted to the trustee regarding the Real Estate or any part thereof: to improve, manage, protect, subdivide, and resubdivide; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options in purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to mortgage, pledge, or otherwise encumber; to partition; to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute leases; to commence in praesenti or futuro, options to lease, options to renew leases, and options to purchase the whole or any part of

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the lease; to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the Real Estate or any part thereof; and to deal with the Real Estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the Real Estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Grantees, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Grantees, be obliged or privileged to see to the application of any purchase money, rent, money borrowed or advanced on the Real Estate, or be obliged or privileged to see that the terms of the **Sally B. Connolly Trust No. 2020** have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act of said Grantees, or into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Grantees 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 same 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 Grantees are duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessors.

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 disposition of the 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 the Real Estate as such but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

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.

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Grantors have caused their names to be signed the day and year first written above.

Thomas J. Connolly

THOMAS J. CONNOLLY

Sally B. Connolly

SALLY B. CONNOLLY

Grantee hereby expressly acknowledges receipt and acceptance of any and all rights or benefits of the above property under the provisions of said Trust Agreement and has caused her name to be signed the day and year first written above.

Sally B. Connolly

SALLY B. CONNOLLY, Trustee

State of Illinois

County of COOK) SS.

I, the undersigned, a Notary Public in and for said County and State, certify that **THOMAS J. CONNOLLY** and **SALLY B. CONNOLLY**, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of August, 2022.



Carla B Sloan

 Notary Public

Return this document to:

Attorney Michael J. Schappert
HolmstromKennedyPC
800 N. Church Street
Rockford, IL 61103

Future taxes to:


Sally B. Connolly, Trustee
617 Ashland Avenue
River Forest, IL 60305

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VILLAGE OF RIVER FOREST
Catherine Bayer

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This instrument was prepared by Attorney Michael J. Schappert, **Holmstrom**KennedyPC, 800 North Church Street, Rockford, IL 61103

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	18-Aug-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-04-209-043-1010 | 20220801614087 | 0-030-110-288

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

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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: 8 | 9 | 2024

SIGNATURE: _____
GRANTOR or **AGENT**

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

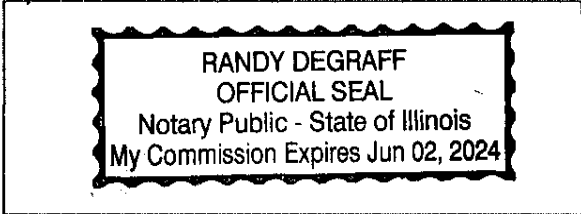
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor) Richard C Conrad, Sally B Conway

On this date of: 8 | 9 | 2024

NOTARY SIGNATURE: _____

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: 8 | 9 | 20

SIGNATURE: _____
GRANTEE or **AGENT**

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

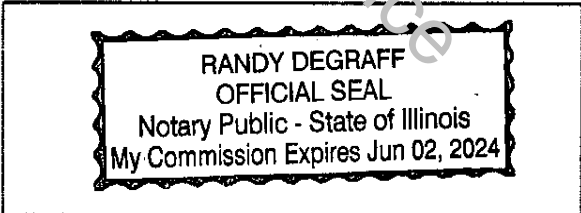
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Sally B Conway, Tom 5/12/24

On this date of: 8 | 9 | 20

NOTARY SIGNATURE: _____

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)**)

rev. on 10.17.2016

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VILLAGE OF RIVER FOREST

Catherine Bayer

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REAL ESTATE TRANSFER TAX

18-Aug-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-04-209-043-1010

20220801614087

0-290-058-832

Property of Cook County Clerk's Office