



2229945026D

PREPARED BY:

Margaret O'Sullivan, PC
10723 W. 159th Street
Orland Park, IL 60467

Doc# 2229945026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2022 11:55 AM PG: 1 OF 5

MAIL TAX BILL TO:

Robert & Janice Craven
10243 S. Seeley Ave.
Chicago, IL 60643

MAIL RECORDED DEED TO:

Margaret O'Sullivan, PC
10723 W. 159th Street
Orland Park, IL 60467

DEED IN TRUST


THE GRANTORS, **ROBERT P. CRAVEN & JANICE A. CRAVEN**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars, (\$10.00) and other good and valuable considerations in hand paid, Convey and Quitclaim to **ROBERT P. CRAVEN & JANICE A. CRAVEN**, or their successors, as **Co-Trustees under the Robert P. Craven & Janice P. Craven Living Trust dated March 9, 2022 and any amendments thereto**, GRANTEES, of Chicago, Illinois, ownership of the marital residence located in Cook County, Illinois to be held as Tenants by the Entirety and not as Joint Tenants nor as Tenants in Common pursuant to 765 ILCS 1005/1c and 735 ILCS 5/12-112 to wit:

See attached Legal Description

C/K/A: 10243 S. Seeley Avenue, Chicago, IL 60643

PIN: 25-07-328-017-0000

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF SUB-PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT (S.H.A. 35 ILCS 200/31-45e).

SIGNED: 
Margaret O'Sullivan

DATED: 3/9/2022

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 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, 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 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 charges 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.

UNOFFICIAL COPY

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.

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.

The grantors have signed this deed on March 9, 2022.

Robert P. Craven

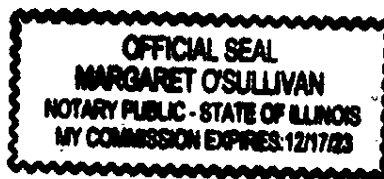
Janice A. Craven

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Robert P. Craven and Janice A. Craven, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: March 9, 2022.

Notary Public



| REAL ESTATE TRANSFER TAX | | 26-Oct-2022 |
|--------------------------|-----------|-------------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

25-07-328-017-0000 | 20221001656840 | 1-326-477-648


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LEGAL DESCRIPTION

LOT 6 IN GIVIN'S RESUBDIVISION OF LOTS 40 AND 41 IN BLOCK 2 IN BOARD OF TRADE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOTS 3 AND 4 IN BLOCK 4 IN BARNARDS' SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 10243 S. Seeley Avenue, Chicago, IL 60643

PIN: 25-07-328-017-0000

| REAL ESTATE TRANSFER TAX | | 26-Oct-2022 |
|---|-----------------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

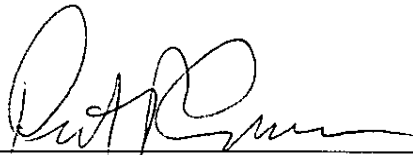
25-07-328-017-0000 | 20221001656840 | 0-257-782-096

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

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ACCEPTANCE BY TRUSTEE

By and through our execution hereof, we as co-trustees of the Robert P. Craven & Janice A. Craven Living Trust dated March 9, 2022, do hereby accept the foregoing conveyance.

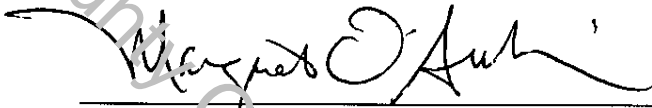
By: 
Robert P. Craven, Co-Trustee

By: 
Janice A. Craven, Co-Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Robert P. Craven and Janice A. Craven, as co-trustees of the Robert P. Craven & Janice A. Craven Living Trust, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: March 9, 2022.


Notary Public



UNOFFICIAL COPY

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 title to real estate under the laws of the State of Illinois.

Dated: March 9, 2022.

Signature: Margaret O'Ah
Grantor / Agent

Signature: _____
Grantor / Agent

Subscribed and sworn to before me by the said Grantor this 9th day of March, 2022.



Kelly J. Marsh
Notary Public

The grantee 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 title to real estate under the laws of the State of Illinois.

Dated: March 9, 2022.

Signature: Margaret O'Ah
Grantee / Agent

Signature: _____
Grantee / Agent

Subscribed and sworn to before me by the said Grantee this 9th day of March, 2022.



Kelly J. Marsh
Notary Public

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 a Class A misdemeanor for subsequent offenses.

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