



2235534028D

DEED IN TRUST

(Illinois)

Tenancy by the Entirety

Doc# 2235534028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2022 11:55 AM PG: 1 OF 5

Mail to: Melissa H. DeVries

Hoogendoorn & Talbot LLP

122 S. Michigan Avenue

Suite 1220

Chicago, IL 60603

Name & Address of Taxpayer:

John M. Phelan

Amy L. Phelan

600 Thatcher Avenue

River Forest, IL 60305

THE GRANTORS John M. Phelan and Amy L. Phelan, husband and wife

for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto John Michael Phelan and Amy Lynne Phelan, Co-Trustees of the Phelan Family Trust, Dated November 2, 2022

an inter vivos revocable trust created for estate planning purposes whose settlors and primary beneficiaries are John Michael Phelan and Amy Lynne Phelan, and unto their successor or successors in trust, Grantees' Address: 600 Thatcher Avenue, River Forest, IL 60305

(See Exhibit A attached hereto for Trustee's Powers.)

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 15-11-208-045-0000; 15-11-208-048-0000

Property Address: 600 Thatcher Avenue, River Forest, IL 60305

such interest to this homestead property to be held as Tenants by the Entirety pursuant to 765 ILCS 1005/1c,

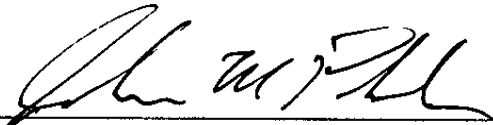
TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

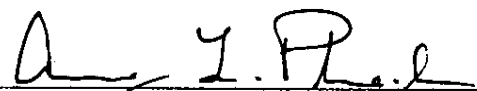
Catherine Boyer

UNOFFICIAL COPY

DATED this 17th day of November, 2022.



John M. Phelan



Amy L. Phelan

STATE OF ILLINOIS) *who have provided satisfactory evidence of*
) *SS*
COUNTY OF COOK) *identity. JF 11-17-2022*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John M. Phelan and Amy L. Phelan, husband and wife, ~~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.

Given under my hand and notarial seal this 17 day of November 2022.



(Seal)

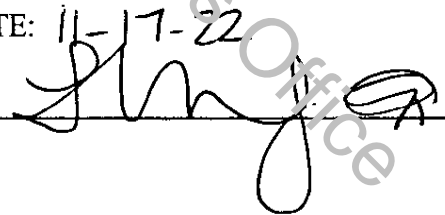




Notary Public

NAME AND ADDRESS OF PREPARER:

Melissa H. DeVries
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

COOK COUNTY-STATE OF ILLINOIS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.
TRANSFER TAX LAW.

DATE: 11-17-22


REAL ESTATE TRANSFER TAX		21-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

15-11-208-048-0000 | 20221201617888 | 2-046-967-120

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VILLAGE OF RIVER FOREST
Catherine Bapi

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EXHIBIT A Trustee's Powers

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 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 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, 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 times 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 contained 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, her or their predecessor in trust.

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VILLAGE OF RIVER FOREST

Catherine Bayer

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LEGAL DESCRIPTION RIDER

Parcel 1: The South 70 feet (except the North 25 feet thereof) of Lot 5 and the East $\frac{1}{2}$ of the vacated alley west of and adjoining the South 70 feet (except the North 25 feet thereof) of said Lot 5 and the North 30 feet of Lot 6 in Block 1 in Thatcher's Resubdivision of part of Blocks 20 and 21 and private street adjoining same in Thatcher Park lying East, Southeast and South of Oak Park Avenue as located by Plat recorded in Book 19, Page 64, together with that part of Lot 3 in Subdivision of part of Section 11, Township 39 North, Range 12 East of the Third Principal Meridian, lying East of the East line of Oak Park Avenue, all in Northeast $\frac{1}{4}$ of Section 11, Township 39 North, Range 12, East of the Third Principal Meridian.

Parcel 2: The South 23 feet of Lot 3 and the North 7 feet of Lot 4 in Block 20 in Thatcher Park, a Subdivision of part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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VILLAGE OF RIVER FOREST

Catherine Bayer

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

Dated: November 28, 2022

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this
28th day of NOV, 2022

[Handwritten Signature]
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: November 28, 2022

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this
28th day of NOV, 2022

[Handwritten Signature]
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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine Bayer