UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR(s), Terrance P. Whirity and Linda R. Whirity, husband and wife Doc#. 2305908168 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/28/2023 04:13 PM Pg: 1 of 4

Dec ID 20230201658262 ST/CO Stamp 0-182-271-824 City Stamp 1-153-744-720

(The space above for Recorder's use only)

of the County of Cook, and State of Illinois, for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and variable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIMS to Terrance? Whirity and Linda R. Whirity, as Trustees of the Terrance and Linda Whirity 2023 Family Trust dated $\frac{2}{21}$ $\frac{7}{5}$, and to any and all successors as Trustees appointed under said Living Trust, or who may be legally appointed, the following described real estate:

THE NORTH 38 FEET OF THE SOUTH 49 FOET OF LOT 9 IN BLOCK 3 IN SWAIN'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 AND THAT PART OF THE NORTH, 10 ACRES OF THE WEST 30 ACRES OF THE NORTH 100 ACRES OF THE NORTHEAST QUARTER LYING EAST OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 24-14-200-119-0000

Parcel Address: 10357 S. Central Park, Chicago, IL 60655

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the tracts set forth in said Trust Agreement and of the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- 2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

2305908168 Page: 2 of 4

UNOFFICIAL COPY

			74	
EAL ESTATE TRANSFER TAX			28-Feb-20	
		COUNTY:	Q.	/X2
		ILLI N OIS:	0.	
		TOTAL:	0.	10
24 14 200	-119-0000	20230201658262	0-182-271-82	~~

UNOFFICIAL COPY

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor 'ter by waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing to: the exemption of homestead from sale or execution or otherwise.

DATED this 27 de, of February 2023.	
Terrance P. Whirity (SEAL)	Linda R. Whirity P. Whint (SEAL)
C	,
STATE OF ILLINOIS)	
COUNTY OF COOK)	
I the understand a Nietowy Dublic in and for said Count	to in the State eferencial DO UPPERV CERTIES that

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terrance P. Whirity and Linda R. Whirity are 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 user and purposes therein set forth.

Given under my hand and official seal, this 22 day of February , 2023.

"OFFICIAL SEAL"
DANIEL J FARRELL
NOTARY PUBLIC, STATE OF ILLINOIS
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/11/2027

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated: 2/22/23

This instrument was prepared by:

Daniel J. Farrell

Daniel J. Farrell 4550 W. 103rd St., #202 Oak Lawn, IL 60453 (708) 448-2500

RETURN TO /MAIL TO: Daniel J. Farrell Attorney at Law 4550 W. 103rd St., #202 Oak Lawn, IL 60453 SEND SUBSEQUENT TAX BILLS TO: Terrance & Linda Whirity 10357 S. Central Park Chicago, IL 60655

2305908168 Page: 4 of 4

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Grantor or Agent

Dated February 22, 2023

Subscribed and swom to before me by the said <u>Daniel J. Famall</u>

4 of the Illinois Real Estate Transfer Tax Act.)

Signature:

this <u>22nd day of February</u> , 2023.	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/29/2025
Notary Public Blundyllews	
The grantee or his/her agent affirms and vertices that the assignment of beneficial interest in a land trust either a nation corporation authorized to do business or acquire and hold authorized to do business or acquire and hold title to real a person and authorized to do business or acquire and hold State of Illinois.	atural person, an Illinois corporation or foreign I title to real estate in Illinois, a partnership estate in Illinois, or other entity recognized as
Dated February 22, 2023.	
Signature: David Grantee or Agent	- 10
Subscribed and sworn to before	
me by the said <u>Daniel J. Farrell</u> this <u>22nd day</u> of February, 2023.	"OFFICIAL SEAL" BRANDY HARRIS NOTARY PUBLIC, STATE OF ILLINGIS
Notary Public Bluely Humin	Z MY COMMISSION EXPIRES 6/29/2025 \$
Note: Any person who knowingly submits a false stateme guilty of a Class C misdemeanor for the first offense and offenses.	
(Attach to deed or ABI to be recorded in Cook County, Illin	nais, if exempt under the provisions of Section

File#