

# UNOFFICIAL COPY



\*23114470291\*

When Recorded Return To:  
Frankfort Law Group  
10075 W. Lincoln Highway  
Frankfort, Illinois 60423

Doc# 2311447029 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/24/2023 02:37 PM PG: 1 OF 4

Send Subsequent Tax Bill To:  
Thomas J. Maloney  
Mary Ellen Maloney  
7325 W. Choctaw Road  
Palos Heights, Illinois 60463

## DEED IN TRUST

THE GRANTOR(S), **MARY ELLEN MALONEY and THOMAS J. MALONEY**, married, of 7325 W. Choctaw Road, Palos Heights, Illinois 60463, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and QUIT CLAIM unto **THOMAS J. MALONEY and MARY ELLEN MALONEY**, of 7325 W. Choctaw Road, Palos Heights, Illinois 60463, as Co-Trustees under the provisions of a trust agreement dated the 30th day of March, 2023, and known as the **MALONEY FAMILY REVOCABLE LIVING TRUST** (hereinafter referred to as "said trustee" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Exempt under provisions of Paragraph   4  ,  
Section 4, Real Estate Transfer Act

3/30/23  
Date Buyer, Seller or Representative

S ✓  
P ✓  
S ✓  
SC ✓  
INT JP

## SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 23-33-209-031-1072  
Address of Real Estate: 9727 Mill Court East, Apt. B2, Palos Park, Illinois 60464

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

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 to grant 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

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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 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 said 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all rights 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.

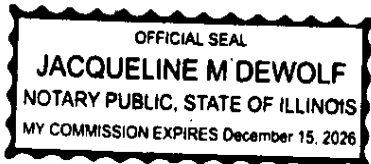
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 30th day of March, 2023.

  
\_\_\_\_\_  
MARY ELLEN MALONEY

  
\_\_\_\_\_  
THOMAS J. MALONEY

State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY ELLEN MALONEY and THOMAS J. MALONEY, personally known to me to be the same people 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, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 30th day of March, 2023.



  
\_\_\_\_\_  
NOTARY PUBLIC

Thomas J. Maloney and Mary Ellen Maloney, as Co-Trustees of the Maloney Family Revocable Living Trust dated March 30, 2023, hereby accepts the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).

  
\_\_\_\_\_  
THOMAS J. MALONEY, Co-Trustee

  
\_\_\_\_\_  
MARY ELLEN MALONEY, Co-Trustee

This instrument was prepared by: THOMAS W. TOOLIS of FRANKFORT LAW GROUP  
10075 W. Lincoln Highway, Frankfort, Illinois 60423

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## LEGAL DESCRIPTION

**PARCEL I:**

UNIT BARON 2, LOT 5 IN MILL CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 44 BOTH INCLUSIVE, OF MILL CREEK A PLANNED UNIT DEVELOPMENT AND ALSO BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 4, 1980 AS DOCUMENT 25476615 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL II:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS CONTAINED IN THE PLAT OF MILL CREEK CONDO RECORDED JUNE 14, 1979, AS DOCUMENT 25003904, IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-33-209-031-1072

Address of Real Estate: 9727 Mill Court East, Apt. B2, Palos Park, Illinois 60464

REAL ESTATE TRANSFER TAX	
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

23-33-209-031-1072 | 20230401698938 | 0-206-806-224

Property of Cook County Clerk's Office

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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: 3 | 30 | 2023

SIGNATURE: [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:

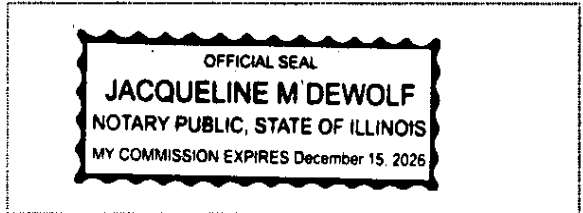
Jacqueline Dewolf

By the said (Name of Grantor): Thomas Toolis

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 30 | 2023

NOTARY SIGNATURE: [Signature]



### 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: 3 | 30 | 2023

SIGNATURE: [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:

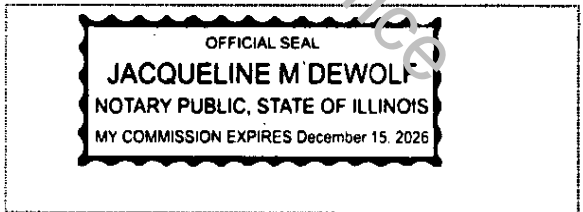
Jacqueline Dewolf

By the said (Name of Grantee): Thomas Toolis

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 30 | 2023

NOTARY SIGNATURE: [Signature]



### 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)