

UNOFFICIAL COPY

Doc#: 2314441159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 03:39 PM Pg: 1 of 4

Dec ID 20230501629573
ST/CO Stamp 2-022-615-760
City Stamp 0-941-206-224

DEED IN TRUST

THIS INSTRUMENT WITNESSETH, That the Grantors, DONALD W. SWANTON and MARGARET M. SWANTON, husband and wife, of Chicago, Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto DONALD W. SWANTON and MARGARET M. SWANTON, their successor or successors as Trustees under the provisions of a trust agreement dated the 11th day of MARCH, 2023, and known as the SWANTON FAMILY TRUST, Grantee, of Chicago, Illinois, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: LOT 1 IN KENNICOTT PLACE, BEING A SUBDIVISION OF PART OF YOUNG TRUSTEES SUBDIVISION (INCLUDING BARRY AND FELLOW'S SUBDIVISION) OF BLOCKS 4 AND 5 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON LOT 7 IN KENNICOTT PLACE AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS RECORDED 11/27/89 AS DOCUMENT 89563853 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO AS TRUSTEE UNDER THE TERMS OF A TRUST AGREEMENT DATED SEPTEMBER 27, 1989 AND KNOWN AS TRUST NUMBER 109721-07.

PIN: 20112000410000

Common Address: 4701A S. Woodlawn, Chicago, IL 60615

SUBJECT TO real estate taxes for the year 2021 and subsequent years.
ALSO SUBJECT TO easements, covenants and restrictions of record.

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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

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said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 praesenti or in futuro, 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 or 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 mortgage 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 or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 11th day of MARCH, 2023


DONALD W. SWANTON

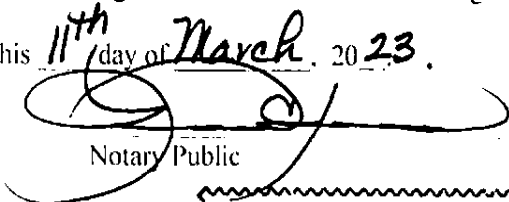

MARGARET M. SWANTON

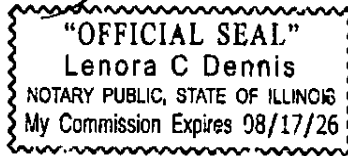
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STATE OF ILLINOIS,)
) : ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DONALD W. SWANTON and MARGARET M. SWANTON, 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, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 11th day of March, 2023.


 Notary Public



THIS INSTRUMENT WAS PREPARED BY:

M. Katie McInerney, Attorney at Law
 604 Bedford Road, Suite B
 Morris, Illinois 60450

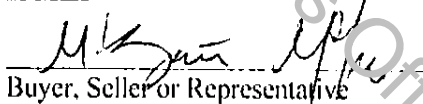
AFTER RECORDING MAIL THIS INSTRUMENT TO:

McInerney Law Office, P.C.
 604 Bedford Road, Suite B
 Morris, Illinois 60450

MAIL TAX BILLS TO:

Donald & Margaret Swanton, Trustees
 4701A S. Woodlawn
 Chicago, IL 60615

Exempt pursuant to 35 ILCS 200/31-45 paragraph
2, Real Estate Transfer Tax Law


 Buyer, Seller or Representative

Date: 4/28/23

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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 | 11 | 20 23

SIGNATURE: Margaret M. Swanton
GRANTOR or AGENT

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

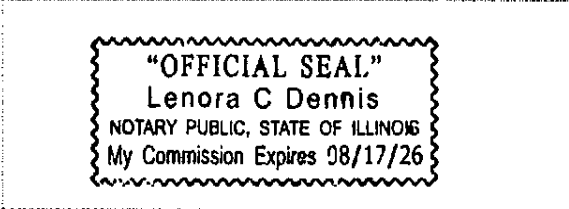
Subscribed and sworn to before me, Name of Notary Public: LENORA C DENNIS

By the said (Name of Grantor): DONALD W AND MARGARET M SWANTON

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 11 | 20 23

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 | 11 | 20 23

SIGNATURE: Margaret M. Swanton, Trustee
GRANTEE or AGENT

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

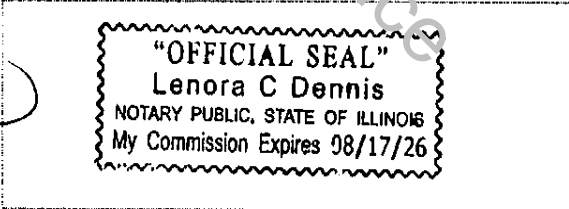
Subscribed and sworn to before me, Name of Notary Public: LENORA C DENNIS

By the said (Name of Grantee): DONALD W AND MARGARET M SWANTON, TRUSTEES OF THE SWANTON FAMILY TRUST

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 11 | 20 23

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)**)