

UNOFFICIAL COPY

Doc#: 2317233367 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 02:02 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20230601652590

THE GRANTORS, Dennis O'Brien and Marilyn O'Brien, husband and wife, of 6112 Jennifer Avenue, Tinley Park, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Dennis W. O'Brien and Marilyn J. O'Brien, not individually, but as Co-Trustees of the O'Brien Trust dated May 8, 2023, of 6112 Jennifer Avenue, Tinley Park, Cook County, State of Illinois, as Tenants by the Entirety pursuant to 735 ILCS 5/12-1C and 765 ILCS 1005/1C, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 29 IN BLOCK 5 IN WARREN J. PETERS LANCASTER HIGHLANDS UNIT #3, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 22, 1968, AS DOCUMENT NUMBER 2423071, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-29-107-029-0000
Address of Real Estate: 6112 Jennifer Avenue, Tinley Park, IL 60477

Together with the tenements and appurtenances thereunto belonging.

This is homestead property.

TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

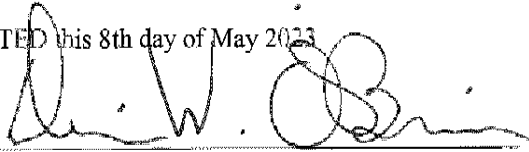
Dennis W. O'Brien and Marilyn J. O'Brien are the primary beneficiaries of the O'Brien Trust dated May 8, 2023. The interests of Dennis W. O'Brien and Marilyn J. O'Brien, husband and wife, to the homestead commonly known as, 6112 Jennifer Avenue, Tinley Park, IL 60477, are to be held as Tenants by the Entirety.

This deed is made to said trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustees unless the grantees have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustees or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or 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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DATED this 8th day of May 2023



Dennis O'Brien

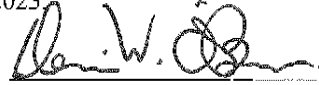


Marilyn O'Brien

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

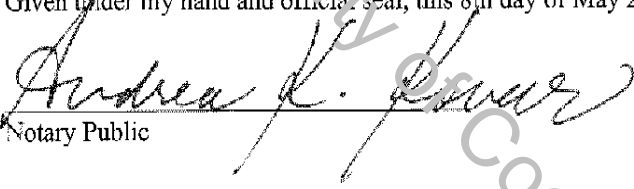
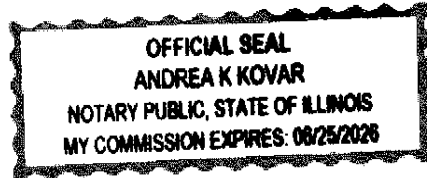
Exempt under provision of Section 31-45(e) of the
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
Date: May 8, 2023

Representative



I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Dennis O'Brien and Marilyn O'Brien, 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 acts, 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 8th day of May 2023.


Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Andrea K. Kovar, Attorney
Generation Law, Ltd.
747 N. Church Road, Suite B4
Elmhurst, IL 60126
(630) 782-1766

MAIL TO:
Generation Law, Ltd.
747 N. Church Road, Suite B4
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:
Dennis W. O'Brien and Marilyn J. O'Brien, Co-Trustees
6112 Jennifer Avenue
Tinley Park, IL 60477


Property Clerk's Office
Cook County

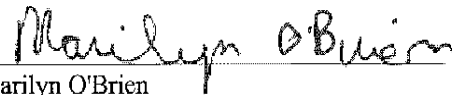
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STATEMENT BY GRANTOR AND GRANTEE

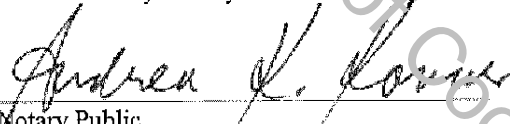
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

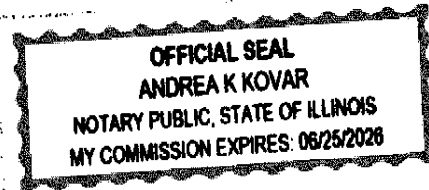
Dated: May 8, 2023


Dennis O'Brien


Marilyn O'Brien

SUBSCRIBED AND SWORN to before me this 8th day of May 2023.


Notary Public



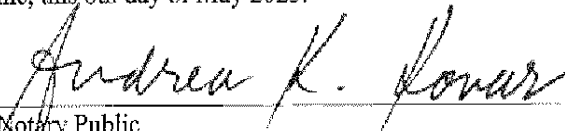
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

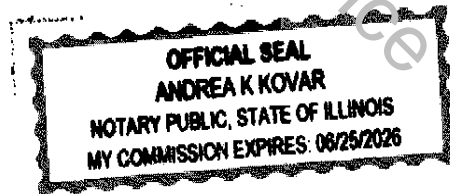
Dated: May 8, 2023


Dennis W. O'Brien, Co-Trustee of the O'Brien Trust


Marilyn J. O'Brien, Co-Trustee of the O'Brien Trust

SUBSCRIBED AND SWORN to before me, this 8th day of May 2023.


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 Class A misdemeanor for subsequent offenses.