

UNOFFICIAL COPY



DEED INTO TRUST
(ILLINOIS)

Doc# 2318722019 Fee \$93.00

THE GRANTORS, **JAMES P.**

KAREN A. YARBROUGH

CAVANAUGH and

COOK COUNTY CLERK

JENNIFER A. CAVANAUGH,

DATE: 07/06/2023 10:58 AM PG: 1 OF 8

husband and wife, of the
County of Cook and State of
Illinois, for and in
consideration of Ten Dollars,
and other good and valuable
consideration in hand paid,
convey to:

JAMES P. CAVANAUGH and **JENNIFER A. CAVANAUGH,**
GRANTEES
2206 Downing Avenue
Westchester, Illinois 60154

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

3/15/2023 *OB*

as Trustees under the provisions of a trust agreement dated the 14 day of
March, 2023, and known as **THE JAMES P. CAVANAUGH AND
JENNIFER A. CAVANAUGH 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:

REAL ESTATE TRANSFER TAX

01-May-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

15-29-215-013-0000

| 20230401697801 | 0-474-317-520

S Y
P 6
S Y-1
SC
INT R

UNOFFICIAL COPY

LEGAL DESCRIPTION

Permanent Real Estate Index Number: 15-29-215-013-0000

Address of real estate: 2206 Downing Avenue, Westchester, Illinois 60154

LOT 2 IN HINTZE'S ADDITION TO WESTCHESTER, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 re subdivide 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 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

UNOFFICIAL COPY

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 or their predecessor in trust.

The interest in 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.

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,

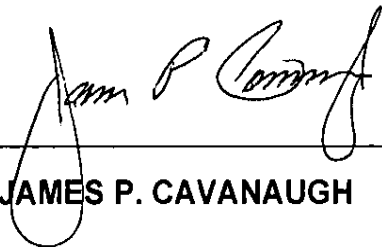
UNOFFICIAL COPY

or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

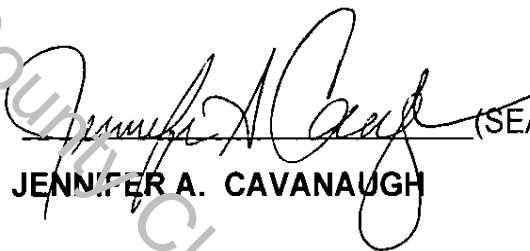
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

This deed has been prepared by Law Offices of Lora Matthews Fausett, P.C. without an examination of an abstract of title, title insurance commitment, title insurance policy or public records of title; its content is based solely on legal descriptions provided by, and representations as to title made by, the Grantors herein.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 14 day of March, 2023.



(SEAL)
JAMES P. CAVANAUGH



(SEAL)
JENNIFER A. CAVANAUGH

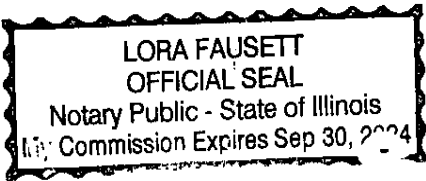
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 **JAMES P. CAVANAUGH** and **JENNIFER A. CAVANAUGH** 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 official seal, this 14 day of March, 2023



[Handwritten Signature]

 NOTARY PUBLIC

This instrument was prepared by:

Lora Fausett, Attorney at Law
 568 Pennsylvania Avenue
 Glen Ellyn, IL, 60137

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MAIL TO:

Lora Fausett, Attorney at Law
568 Pennsylvania Avenue,
Glen Ellyn, IL 60137

SEND SUBSEQUENT TAX BILLS TO:

JAMES P. CAVANAUGH and JENNIFER A. CAVANAUGH, TRUSTEES
2206 Downing Avenue
Westchester, IL 60154

EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub paragraph (e) of Section 4, actual consideration is less than \$100.00.



JAMES P. CAVANAUGH
2206 Downing Avenue
Westchester, IL 60154



JENNIFER A. CAVANAUGH
2206 Downing Avenue
Westchester, IL 60154

DATE: March 14, 2023

DATE: March 14, 2023

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 | 14 | 2023

SIGNATURE: Jennifer A. Cavanaugh
GRANTOR or AGENT

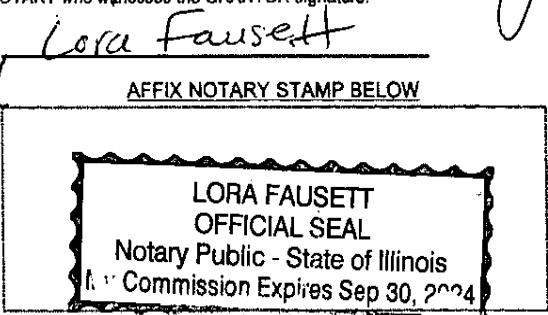
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Jennifer A. Cavanaugh

On this date of: 3 | 14 | 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 | 14 | 2023

SIGNATURE: Jennifer A. Cavanaugh
GRANTEE or AGENT

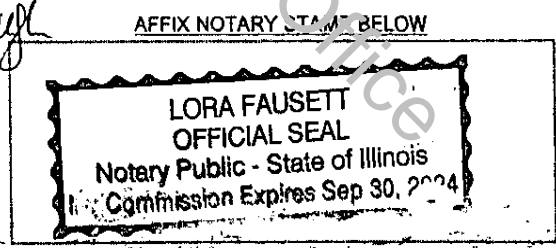
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Jennifer A. Cavanaugh

On this date of: 3 | 14 | 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)**)

UNOFFICIAL COPY

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: 3/14/2023

SIGNATURE: X James P. Cavanaugh
GRANTOR or AGENT

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

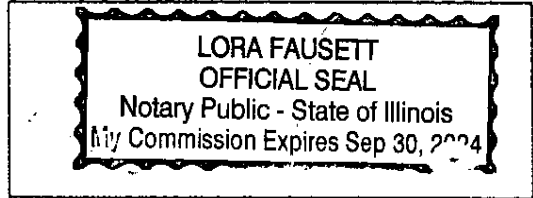
Subscribed and sworn to before me, Name of Notary Public: Lora Fausett

By the said (Name of Grantor): X JAMES P. CAVANAUGH

On this date of: 3/14/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW.



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: 3/14/2023

SIGNATURE: X James P. Cavanaugh
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: Lora Fausett

By the said (Name of Grantee): X JAMES P. CAVANAUGH

On this date of: 3/14/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW.



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)