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DEED IN TRUST

MAIL TO:

Heather J. Rose
Papanek Rose & Associates
141 Revere Drive
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Peter M. Grahn, Trustee
3520 North Hamilton Avenue
Chicago, Illinois 60618

Doc#. 2325413430 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 01:44 PM Pg: 1 of 5

Dec ID 20230901619335
ST/CO Stamp 1-524-141-520
City Stamp 0-450-399-696

(The Above Space For Recorder's Use Only)

THE GRANTOR, PETER M. GRAHN and JACQUELINE M. GRAHN, husband and wife, of the City of Chicago, County of Cook in the State of Illinois, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to PETER M. GRAHN, as Trustee under the terms and provisions of a certain Trust Agreement dated the 14th day of September, 2004 and designated as the PETER M. GRAHN REVOCABLE TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number(s): 14-19-304-032-0000
Property address: 3520 North Hamilton Avenue, Chicago, Illinois 60618

**COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH e,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW**

DATE: 7/13/2023

M. A. Yarbrough
Buyer, Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the terms set forth in said Trust Agreement and for 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 to 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, and (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.

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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 any such party be required to see that the terms of the trust have been complied with, or to enquire 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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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 in 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 hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 13th day of July, 2023.



PETER M. GRAHN (SEAL)

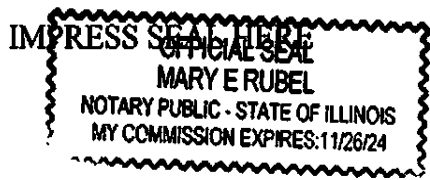


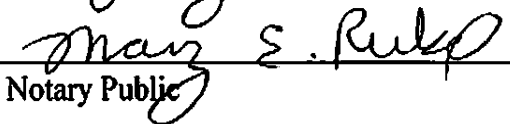
JACQUELINE M. GRAHN (SEAL)

State of Illinois)
County of COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER M. GRAHN and JACQUELINE M. GRAHN, 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 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 13th day of July, 2023





Notary Public

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The foregoing transfer of title/conveyance is hereby accepted by PETER M. GRAHN, as Trustee of the PETER M. GRAHN REVOCABLE TRUST dated July 13, 2023

Peter M. Grahn
PETER M. GRAHN, as Trustee aforesaid

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 PETER M. GRAHN, as Trustee of the PETER M. GRAHN REVOCABLE TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, as such trustee, 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 13 day of July, 2023



Mary E Rubel
Notary Public

My commission expires 11/26/24

This instrument was prepared by: Heather J. Rose, 141 Revere Drive, Northbrook, IL 60062

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EXHIBIT A

LEGAL DESCRIPTION

LOT 52 IN BLOCK 30 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-19-304-032

Property address: 3520 North Hamilton Avenue, Chicago, Illinois 60618

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 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.

Date: 7/15/23

Signature: Matt J. Lee
Grantor or Agent

SUBSCRIBED and SWORN to before me on 7/15/23

Mary E. Rubel
Notary Public



The grantee or his agent affirms and verifies that 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 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.

Date: 7/15/23

Signature: Matt J. Lee
Grantor or Agent

SUBSCRIBED and SWORN to before me on 7/15/23

Mary E. Rubel
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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]