

# UNOFFICIAL COPY

**DEED IN TRUST  
TENANCY BY THE  
ENTIRETY  
(ILLINOIS)**

Doc#: 2325813650 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2023 02:34 PM Pg: 1 of 5

Dec ID 20230901619088

City Stamp 0-251-858-384

**PREPARED BY &  
MAIL DEED TO:**

James S. Cerami  
Cerami Law Firm LLC  
18450 Summit Ave., Ste. 325  
Oakbrook Terrace, IL 60181

**SEND TAX BILLS TO:**

Matthew and Christine Kelly  
550 N. Kingsbury St., Unit 302  
Chicago, IL 60654

THE **GRANTORS**, **Matthew Kelly and Christine Kelly**, husband and wife, of 550 N. Kingsbury St., Unit #302, Chicago, IL 60654, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, **CONVEY** and **QUIT CLAIM** a one-half (1/2) interest in the whole unto **Matthew W. Kelly, GRANTEE**, of 550 N. Kingsbury St., Unit #302, Chicago, IL 60654, as **Trustee of The Matthew W. Kelly Living Trust, dated September 5, 2023**, of which he is the sole trustee and the sole primary beneficiary, and one-half (1/2) interest in the whole unto **Christine E. Berka Kelly, GRANTEE**, of 550 N. Kingsbury St., Unit #302, Chicago, IL 60654, as **Trustee of The Christine E. Berka Kelly Living Trust, dated September 5, 2023**, of which she is the sole trustee and the sole primary beneficiary, said beneficial interests to the homestead property of **Matthew W. Kelly and Christine E. Berka Kelly**, who are husband and wife, to be held as **Tenants By The Entirety**, this representing all of their interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:

**See Exhibit "A"**

**Permanent Real Estate Index Number: 17-09-126-012-1011 and 17-09-126-012-1249**

**Address of real estate: 550 N. Kingsbury St., Unit #302, Chicago, IL 60654**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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DATED: September 5, 2023

*Matthew Kelly*  
Matthew Kelly

*Christine Kelly*  
Christine Kelly

**This transaction is exempt under the provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Act.**

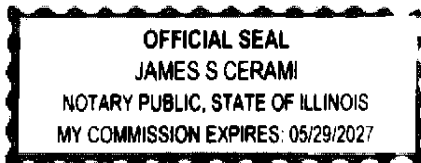
Date: September 5, 2023

*Matthew Kelly*  
Matthew Kelly

State of Illinois )  
                          ) SS  
County of DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Matthew Kelly** and **Christine Kelly**, 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 5th day of September 2023



*James S. Cerami*  
Notary Public

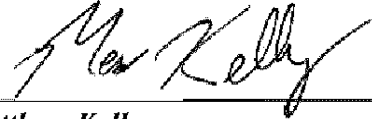
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their Agent affirm that, to the best of his/her/their 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 title to real estate under the laws of the State of Illinois.

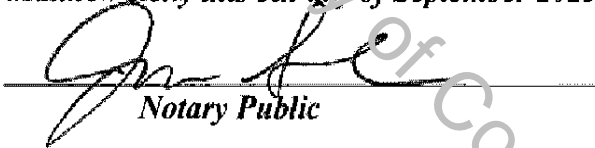
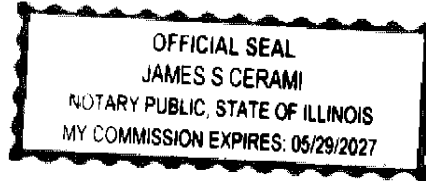
Dated: September 5, 2023

Signature: \_\_\_\_\_



*Matthew Kelly*

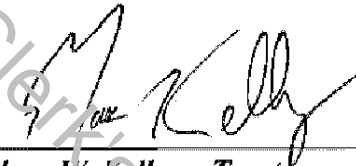
*Subscribed and Sworn to before me by the said Matthew Kelly this 5th day of September 2023*

  
*Notary Public*

THE GRANTEE(S), or his/her/their Agent affirm(s) and verifie(s) 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.

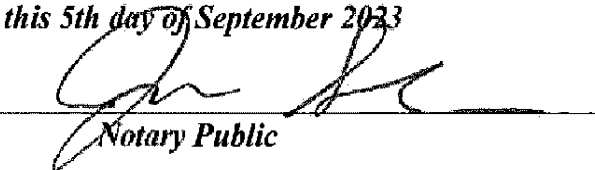
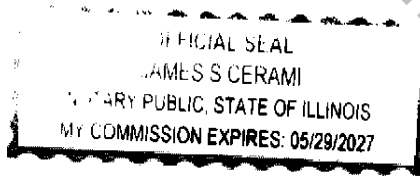
Dated: September 5, 2023

Signature: \_\_\_\_\_



*Matthew W. Kelly as Trustee*

*Subscribed and Sworn to before me by the said Matthew W. Kelly as Trustee of The Matthew W. Kelly Living Trust, dated September 5, 2023 this 5th day of September 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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX	07-Sep-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-126-012-1011 | 20230901619088 | 0-251-858-384

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description of 550 N. Kingsbury St., Unit 302, Chicago, IL 60654

Unit(s) 302 and P-118 in the River Bank Lofts Condominium, as delineated on a survey of the following described real estate: That part of Block 3 in the Assessor's Division of the Kingsbury tract in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning on the Southwesterly line of Kingsbury Street and 113.5 feet South of the prolongation of the South line of the North 1/2 of Block 4 of Said Assessor's Division of said Kingsbury Tract, (measured at right angles thereto); thence West parallel with the prolongation of said South line of the North 1/2 of said Block 4, a distance of 167.0 feet; thence South perpendicular to the last described line 12.0 feet; Thence West perpendicular to the last described line 16.25 feet to the East dock line of the North Branch of the Chicago River; thence Southeasterly along said dock line 339.37 feet to the North Line of West Grand Avenue (formerly Indiana Street); Thence East along said North line 188.05 feet to the Southeasterly line of North Kingsbury Street; Thence Northwesterly along the Southwesterly line of North Kingsbury Street 16.0 feet; Thence Northeasterly at right angles to the last described course 12.0 feet; Thence Northwesterly and parallel with the Southwesterly line of North Kingsbury Street 320.32 feet (deed), 319.88 feet (measure); thence Southwesterly at right angles to the last described course 12.0 feet to the point of beginning, in Cook County, Illinois; which survey is attached as exhibit "D" to the declaration of condominium recorded as document 95383435, as amended from time to time, together with its undivided percentage interest in the common elements.