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DEED IN TRUST (ILLINOIS)

Doc#. 2326541020 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 09:48 AM Pg: 1 of 5

THE GRANTOR,
BARBARA C. COONEY,
a widow not since
remarried, of the County
of Cook and State of
Illinois, for and in
consideration of Ten and
No/100 (\$10.00) dollars,
and other good and
valuable considerations in
hand paid, Conveys and
Warrants unto

Dec ID 20230901629390
ST/CO Stamp 1-168-915-920
City Stamp 0-835-501-520

BARBARA C. COONEY
2238 North Fremont Street
Chicago, Illinois 60614

as Trustee under the provisions of a trust agreement known as the **BARBARA C. COONEY TRUST** dated July 21, 1999, and unto all and every successor or successors in trust under said trust agreement, all of her right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Real Estate Index Number(s): 14-32-210-048-0060

Address of real estate: 2238 North Fremont Street, Chicago, Illinois 60614

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 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 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 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 time hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date

My 1, 2023

Agent

Robert E. Smith
Attorney

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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 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 containing 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.

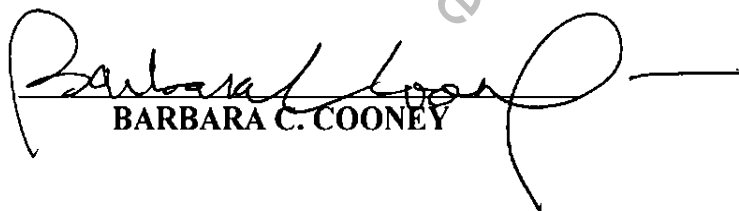
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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, 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this

1st day of May 2023.


BARBARA C. COONEY

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

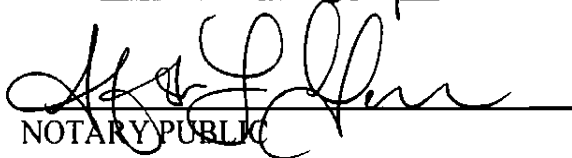
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BARBARA C. COONEY**, a widow not since remarried, personally

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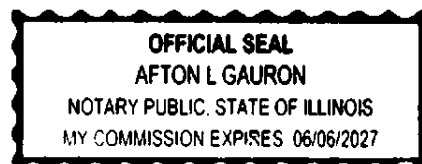
known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1 day of May, 2023.

IMPRESS
SEAL
HERE


NOTARY PUBLIC

My Commission expires June 6, 2027



This instrument was prepared by:

Robert E. Hamilton, Esq.
Croke Fairchild Duarte & Beres
180 N. LaSalle Street, Suite 3400
Chicago, Illinois 60601

MAIL TO:

Robert E. Hamilton
180 N. LaSalle Street
Suite 3400
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

BARBARA C. COONEY
2238 North Fremont Street
Chicago, Illinois 60614

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN SUBDIVISION OF LOTS 46-50 IN SUB BLOCK 2 IN SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 14-32-210-048-0000

Property Address: 2238 N. Fremont, Chicago, Illinois 60614

The above legal description was a consolidation of the following two lots:

LOT 3 IN SUBDIVISION OF LOTS 46-50 IN SUB BLOCK 2 IN SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 14-32-210-020-0000

LOT 4 IN SUBDIVISION OF LOTS 46-50 IN SUB BLOCK 2 IN SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 14-32-210-021-0000

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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 title to real estate under the laws of the State of Illinois.

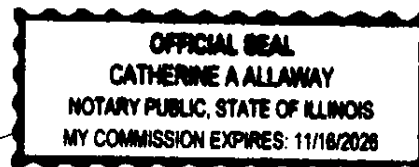
Dated: June 29, 2023.

Signature: _____

Grantor or Agent

Subscribed and sworn to before
me by the said agent,
this 29th day of June, 2023.

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.

Dated: June 29, 2023.

Signature: _____

Grantee or Agent

Subscribed and sworn to before
me by the said agent,
this 29th day of ~~March~~, 2023.

June

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)