

Accommodation recording only;  
document not reviewed and  
no insurance provided

Doc#: 2327140213 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2023 02:03 PM Pg: 1 of 4

Dec ID 20230901631615  
ST/CO Stamp 1-053-639-632

**QUIT CLAIM  
DEED IN TRUST**

**PREPARED BY AND MAIL TO:**

Eric R. Wilen, Esq.  
Brooks, Tarulis & Tibble, LLC  
1733 Park Street, Suite 100  
Naperville, Illinois 60563

**MAIL REAL ESTATE TAX BILLS TO:**

James P. McMahon, Trustee  
James P. McMahon Trust  
350 Blackstone Avenue  
LaGrange, Illinois 60525

(The Above Space for Recorder's Use Only)

THE GRANTOR, JAMES P. MCMAHON, an unmarried man, of the Village of LaGrange, County of Cook, State of Illinois, for and in the consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS unto JAMES P. MCMAHON, not individually, but as the Trustee of the JAMES P. MCMAHON TRUST under trust agreement dated July 11, 2023, of 350 Blackstone Avenue, LaGrange, Illinois 60525, all interest in the following real estate situated in the Village of LaGrange, County of Cook, State of Illinois, to wit:

LOT 33 AND THE SOUTH 12 FEET OF LOT 34 IN FREDERICK H. BARTLETT'S DELUXE ADDITION TO LAGRANGE IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-05-420-012-0000  
Commonly Known As: 350 Blackstone Avenue, LaGrange, Illinois 60525  
FIRST AMERICAN TITLE  
FILE # 3167881  
*Action*

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:
  - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
  - (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

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(c) To execute leases and subleases for terms as long as Two Hundred (200) years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of that certain trust instrument establishing the James P. McMahon Trust under agreement dated July 11, 2023; and

(f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated July 11, 2023, as may be further amended from time to time, and known as the James P. McMahon Trust.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto and collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto and collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements which may be binding upon the Trustee.

6. The Grantor does hereby expressly waive and release any and all rights or benefits 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.



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## 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: 9 | 12 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

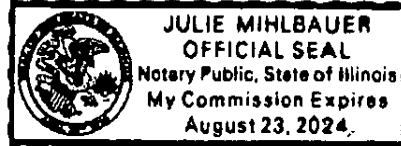
Subscribed and sworn to before me, Name of Notary Public: JULIE MIHLBAUER

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

On this date of: 09 | 12 | 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: 9 | 12 | 2023

SIGNATURE: [Signature]  
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: JULIE MIHLBAUER

By the said (Name of Grantee): JAMES P. McMAHON, TRUSTEE

On this date of: 09 | 12 | 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)**)