

UNOFFICIAL COPY

STATE OF ILLINOIS - DEED IN TRUST



2329010021

Doc# 2329010021 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 11:45 AM PG: 1 OF 5

THE GRANTORS, Andrew J. Caron and Darryn L. Cross, husband and wife, of the Village of Brookfield, County of Cook, State of Illinois for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY(s) and QUIT CLAIM(S) to: an undivided one half interest to Andrew J. Caron, Trustee of the Andrew J. Caron Trust dated 09/27/23 and an undivided one half interest to Darryn L. Cross, Trustee of the Darryn L. Cross Trust dated 09/27/23 as amended from time to time.

Property of Cook County

(Reserved for Recorder's Use Only)

GRANTEE'S ADDRESS: 3330 Arden, Brookfield, IL 60513
all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

This transaction is exempt pursuant to Section 31-45(a) of the Illinois Real Estate Transfer Law (200 ILCS 31-45)

09/27/23 attorney

COOK COUNTY
CLERK
KAREN A. YARBROUGH
10/17/2023

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Andrew J. Caron and Darryn L. Cross are the primary beneficiaries of the Andrew J. Caron Trust and Darryn L. Cross Trust dated September 27th, 2023. The interests of Andrew J. Caron and Darryn L. Cross husband and wife, to the homestead commonly known as 3330 Arden, Brookfield, Illinois is to be held as Tenants by the Entirety.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or any part thereof, and to resubdivide said real estate 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 real estate 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 Trustees, to donate, to dedicate, to mortgage, pledge otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 times hereafter, to contract to make leases and to grant respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, including the power to release, convey or assign to another trustee conferring upon said trustee all of the power and authority herein conferred said Trustee, and to deal with said real estate 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 or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustees, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity, or

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expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of said county) 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 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 in all amendments thereof, if any, and binding upon all beneficiaries thereunder (c) that said Trustee, or any successor in trust, 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 under said Trust 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 any 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 as interest in the earnings, avails and proceeds thereof as aforesaid the intention hereof being to vest in said Trustees the entire legal and equitable title in fee simple, in and to all of the real estate above described.


Real Estate Index Number: 15-35-100-010
Address of Real Estate: 3330 Arden, Brookfield, IL

Subject to general real estate taxes not yet due or payable, and covenants, conditions, restrictions, easements and building lines, if any, of record



Dated this 27th day of September, 2023



ANDREW J. CARON, as Grantor and acknowledged as Trustee



DARRYN L. CROSS, as Grantor and acknowledged as Trustee

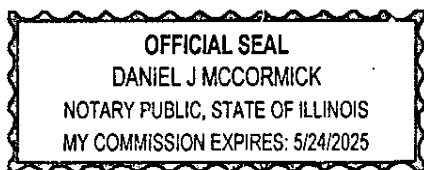
REAL ESTATE TRANSFER TAX		16-Oct-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-35-100-010-0000		20231001644605 1-131-359-184

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 Andrew J. Caron and Darryn L. Cross 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 27th day of September, 2023

My Commission expires:





Notary Public

Prepared by: Attorney Daniel McCormick, 5205 S. Washington Street, Downers Grove, IL 60515
Mail to: Daniel McCormick, 5205 S. Washington Street, Downers Grove, IL 60515
Mail future tax bills to: Andrew J. Caron, 3330 Arden, Brookfield, IL

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LEGAL DESCRIPTION

The North 48 feet of the South 138 feet of Lot 1 in Block 5, in Second Addition to Hollywood, a subdivision of that part of the Northwest 1/4 of Section 35, Township 39 North, Range 12, East of the Third Principal Meridian, lying South of the Suburban Electric Railroad, in Cook County, Illinois.

Real Estate Index Number: 15-35-100-010
Address of Real Estate: 3337 Arden, Brookfield, IL 60513

Property of Cook County Clerk's Office

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 September 27, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this ___ day of September, 2023

[Handwritten Signature]
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 September 27, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said this this ___ day of September, 2023

[Handwritten Signature]
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.)

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Village of Brookfield

Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with

Village of Brookfield Ordinance #2021-53

Property Address:

3330 ARDEN AVE

Name of Seller:

DARRYN CROSS

Date of Issuance:

10/06/2023

Amount Paid:

\$0.00

Certificate is valid for 30 days from date of issuance

Douglas E Cooper, Finance Director

