

UNOFFICIAL COPY

Doc#: 2336333051 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2023 09:38 AM Pg: 1 of 5

DEED IN TRUST

=====

Dec ID 20231201699599

MAIL TO:

Carol D. O'Connor
2009 N. Evergreen
Arlington Hts., IL 60004

NAME & ADDRESS OF TAXPAYER:

Carol D. O'Connor
2009 N. Evergreen
Arlington Hts., IL 60004

RECORDER'S STAMP

THE GRANTOR(S) CAROL D. O'CONNOR, a single person and MICHAEL O'CONNOR a married person as Joints Tenants, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), in hand paid, Convey and QUIT CLAIM unto Carol D. O'Connor as Trustee under the provisions of a trust agreement dated December 19, 2023, and known as the CAROL D. O'CONNOR FAMILY REVOCABLE LIVING TRUST (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Commonly Known As: 03-17-302-076-1025

Permanent Index No.: 2009 N. EVERGREEN, ARLINGTON HTS., IL 60004

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. THIS IS NON-HOMESTEAD PROPERTY AS TO MICHAEL O'CONNOR

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 case of any single demise term of 198 years,

UNOFFICIAL COPY

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 terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase whole or any part of reversion and to contract respecting manner of fixing amount of present or future rentals; to partition or to exchange said property, or any part thereof, for or real or personal property; to grant easements or charges of any kind; to release, convey or assigns 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 the ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, where 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 application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that terms of this trust have been complied with, or be obliged to inquire into 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 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 instrument, (a) that at time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or instrument was executed in accordance with the trusts, conditions and limitations contained 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 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 earnings, avails and proceeds arising from 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, words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with statute in such case made and provided.

And said grantor(s) CAROL D. O'CONNOR, a single person and MICHAEL O'CONNOR a married person as Joints Tenants hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

UNOFFICIAL COPY

In Witness Whereof, grantor(s) CAROL D. O'CONNOR, a single person and MICHAEL O'CONNOR a married person as Joints Tenants aforesaid has hereunto set their hand and seal(s) this 19 day of December, 2023.

Carol D. O'Connor

CAROL D. O'CONNOR,

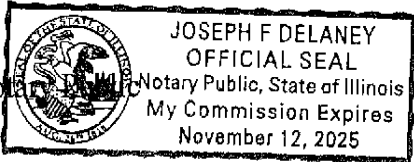
Michael O'Connor

MICHAEL O'CONNOR

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for County and State aforesaid, DO HEREBY CERTIFY that CAROL D. O'CONNOR, a single person and MICHAEL O'CONNOR a married person as Joints Tenants personally known to me to be same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for uses and purposes therein set forth, including release and waiver of right of homestead.

Given under my hand and official seal, this 19 day of December, 2023.



Joseph F. Delaney

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES
MUNICIPAL TRANSFER STAMP (If Required)
COUNTY/STATE TRANSFER STAMP

EXEMPT under provisions of paragraph (e) Section 4, Real Estate Transfer Act.

Date:

Joseph F. Delaney
Buyer, Seller or Agent

NAME AND ADDRESS OF PREPARER:

Joseph F. Delaney
1895 C Rohlwing Rd
Rolling Meadows, IL 60008

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by the

UNOFFICIAL COPY

Grantor. Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020).

LEGAL DESCRIPTION

UNIT NUMBER 10 IN ARLINGTON HEIGHTS ENCLAVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE ENCLAVE SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTH WEST ¼ OF SECTION 17 AND PART OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89521586 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Office of Cook County Clerk's Office

UNOFFICIAL COPY

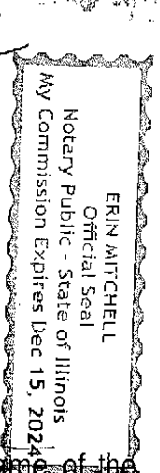
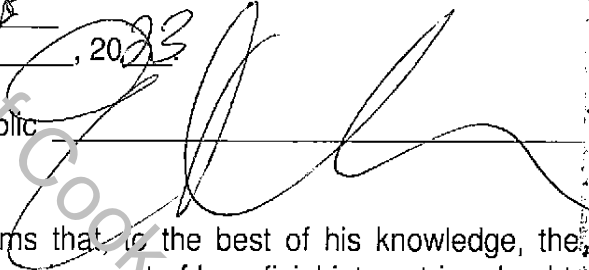
STATEMENT BY GRANTOR AND GRANTEE

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 December 18, 2023 Signature: Talmeru Paltaru
Grantor or Agent

Subscribed and sworn to before me
by said Talmeru Paltaru
this 18 day of December, 2023

Notary Public

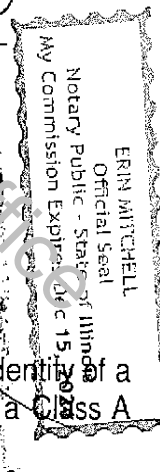
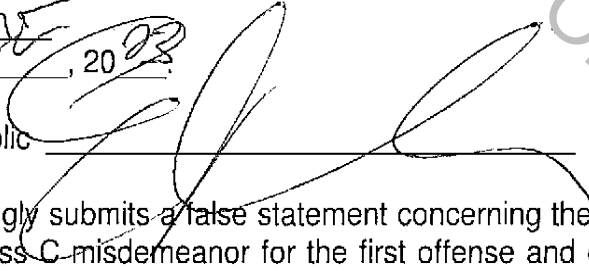


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 18, 2023 Signature: Talmeru Paltaru
Grantee or Agent

Subscribed and sworn to before me
by said Talmeru Paltaru
this 18 day of December, 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 Act.)