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Doc#: 2401133006 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 09:24 AM Pg: 1 of 6

Dec ID 20240101607978

City Stamp 0-116-807-728

DEED IN TRUST

(ILLINOIS)

THE GRANTORS, JOHN W. LYNCH and BRITTANY LYNCH, of 164 S. Rex Blvd., Elmhurst, in the County of DUPAGE and State of Illinois, for and in consideration of Ten and No Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto:

“John Watson Lynch and Brittany Serra Lynch, Trustees of the Lynch Living Trust dated January 2, 2024, and any amendments thereto,” whose address is 164 S. Rex Blvd., Elmhurst, IL, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION, ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 14-31-421-046-0000 and 14-31-421-041-0000

Address of Real Estate: 1755 N. Hermitage Ave., Unit D, Chicago, IL 60622

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

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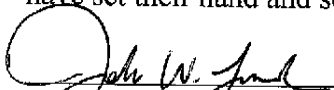
appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

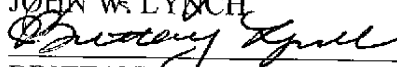
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 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, 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 grantors aforesaid have set their hand and seal on this 2nd day of January, 2024.

 (SEAL)
JOHN W. LYNCH

 (SEAL)
BRITTANY LYNCH

REAL ESTATE TRANSFER TAX		08-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-31-421-046-0000 | 20240101607978 | 0-116-807-728
* Total does not include any applicable penalty or interest due

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State of Illinois

County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN W. LYNCH., and BRITTANY LYNCH, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 on this 01/02/2024.

Commission expires: 7/13/2024

[Signature]
NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: 01/02/2024

Signature: [Signature]



ACCEPTANCE BY TRUSTEE:

We, John Watson Lynch and Brittany Serra Lynch, Trustees of the Lynch Living Trust dated January 2, 2024, hereby accept this conveyance into the trust.

[Signature]
JOHN WATSON LYNCH, TRUSTEE

[Signature]
BRITTANY SERRA LYNCH, TRUSTEE

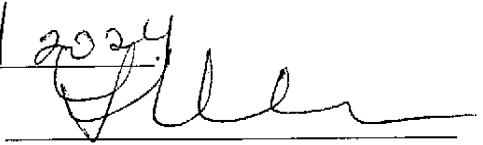


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State of Illinois

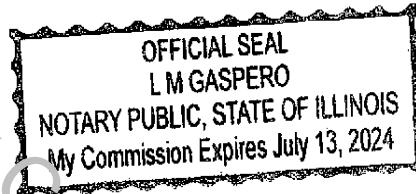
County of DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN WATSON LYNCH and BRITTANY SERRA LYNCH, Trustees, personally known to me to be the same person 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 instruments 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 on this 01/01/2024
Commission expires: 7/13/2024 
NOTARY PUBLIC

PREPARED BY/MAIL TO:

Lisa M. Gaspero
Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515



SEND SUBSEQUENT TAX BILLS TO:

Lynch Living Trust
164 S. Rex Blvd.
Elmhurst, IL 60126

GRANTEES ADDRESS:

Lynch Living Trust
164 S. Rex Blvd.
Elmhurst, IL 60126

Property of Cook County Clerk's Office

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Exhibit A

PARCEL 1: UNIT 4; THE WEST 16.53 FEET OF THE EAST 69.02 FEET OF THE FOLLOWING DESCRIBED LAND TAKEN AS A TRACT: LOTS 6 TO 10 INCLUSIVE ALSO THAT PART OF THE SOUTH 6.00 FEET OF WEST BLOOMINGDALE AVENUE, VACATED, LYING NORTH OF SAID LOTS 6 TO 10 INCLUSIVE, ALSO LOT 67, (EXCEPT THE SOUTH 16 FEET THEREOF) ALSO ALL OF THE EAST AND WEST 13.00 FEET OF VACATED ALLEY LYING SOUTH OF ADJOINING THE SOUTH LINE OF SAID LOTS 6 TO 10 AND NORTH OF THE NORTH LINE OF SAID LOT 67 (EXCEPTING FROM SAID TRACT THE NORTH 49 FEET THEREOF) ALL IN ROSE'S SUBDIVISION OF BLOCK 27 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 8.49 FEET OF THE SOUTH 36.56 FEET OF THE EAST 19.11 FEET OF THE FOLLOWING DESCRIBED LAND TAKEN AS A TRACT: LOTS 6 TO 10 INCLUSIVE ALSO THAT PART OF THE SOUTH 6.00 FEET OF WEST BLOOMING DALE AVENUE, VACATED, LYING NORTH OF SAID LOTS 6 TO 10 INCLUSIVE, ALSO LOT 67, (EXCEPT THE SOUTH 16 FEET THEREOF), ALSO ALL OF THE EAST AND WEST 13.00 FEET OF VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOTS 6 TO 10 AND NORTH OF THE NORTH LINE OF SAID LOT 67 (EXCEPTING FROM SAID TRACT THE NORTH 49 FEET THEREOF) ALL IN ROSE'S SUBDIVISION OF BLOCK 27 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH,, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 1 | 2 | 2024

SIGNATURE: *L M Gaspero*
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:

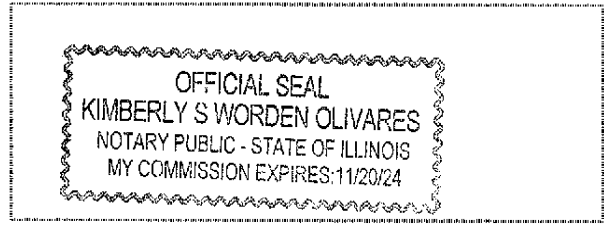
Kimberly S. Worden Olivares

By the said (Name of Grantor): L M GASPERO

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 2 | 2024

NOTARY SIGNATURE: *Kimberly S. Worden Olivares*



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

DATED: 1 | 2 | 2024

SIGNATURE: *L M Gaspero*
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:

Kimberly S. Worden Olivares

By the said (Name of Grantee): L M GASPERO

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 2 | 2024

NOTARY SIGNATURE: *Kimberly S. Worden Olivares*



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**