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Prepared by and return to:
Steven L. Baerson
Williams & Baerson LLC
One N. LaSalle Street, Suite 1350
Chicago, IL 60602

Doc#: 2402513264 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2024 02:44 PM Pg: 1 of 4

Dec ID 20240101620286
ST/CO Stamp 1-244-597-296
City Stamp 0-941-231-152

Tax bills to:
Mr. John M. McNally
Ms. Megan M. Doherty
1348 West Diversey
Unit 1
Chicago, Illinois 60614

DEED IN TRUST

THE GRANTORS, JOHN M. MCNALLY and MEGAN M. DOHERTY, husband and wife, of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby convey and warrant (i) an undivided $\frac{1}{2}$ interest to JOHN M. MCNALLY, and his successors, as Trustee of the JOHN M. MCNALLY REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 8th day of June, 2022, and designated as the "JOHN M. MCNALLY REVOCABLE TRUST DATED JUNE 8, 2022", and (ii) an undivided $\frac{1}{2}$ interest to MEGAN DOHERTY, and her successors, as Trustee of the MEGAN DOHERTY REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 19th day of December, 2023, and designated as the "MEGAN DOHERTY REVOCABLE TRUST DATED DECEMBER 19, 2023", and unto all and every successor or successors in trust under said trust agreements, the beneficial interest of said trusts being held by JOHN M. MCNALLY and MEGAN DOHERTY, husband and wife, as *tenants by the entirety*, in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached "Exhibit A"

Subject to: covenants, conditions and restrictions of record, Document No.(s); and General Taxes for 2024 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 14-29-130-027-0000 (PIQ & OP)

Address(es) of Real Estate: 1348 West Diversey
Unit 1, G-1
Chicago, Illinois 60614

TO HAVE AND TO HOLD said premises as TENANTS BY THE ENTIRETY and not as tenants in common, forever.

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. Sec. 74-106, Para (5).

 1/5/24
Agent Date

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise

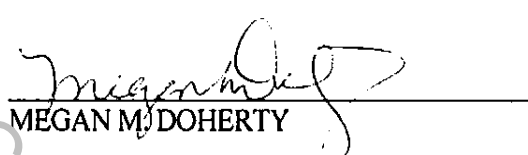
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or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands effective this 5th day of January, 2024

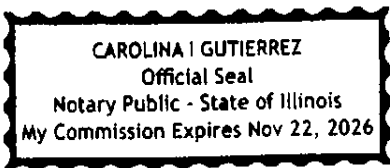

JOHN M. MCNALLY


MEGAN M. DOHERTY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said county in the State aforesaid, does hereby certify that JOHN M. MCNALLY and MEGAN M. DOHERTY, personally known to me to be the 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

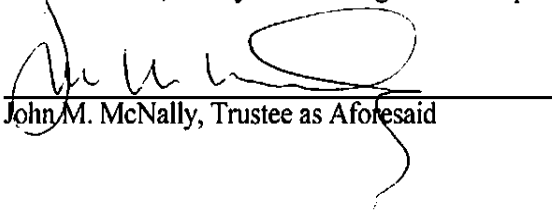
Given under my hand and official seal, as of the 5th day of January, 2024.

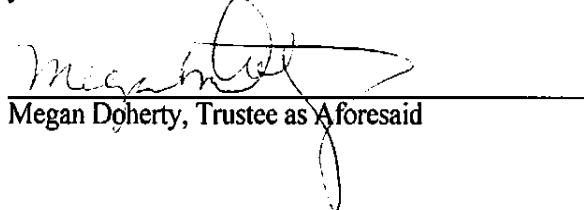



Notary Public

Grantee, JOHN M. MCNALLY, Trustee under the provisions of the JOHN M. MCNALLY REVOCABLE TRUST u/a/d 6/8/22, hereby acknowledges and accepts the conveyance into the said trust.

Grantee, MEGAN DOHERTY, Trustee under the provisions of the MEGAN DOHERTY REVOCABLE TRUST u/a/d 12/19/23, hereby acknowledges and accepts the conveyance into the said trust.


John M. McNally, Trustee as Aforesaid


Megan Doherty, Trustee as Aforesaid

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Exhibit "A"
Legal Description

PARCEL 1:

UNIT 1 IN THE 1348 WEST DIVERSEY CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

THE WEST ONE-HALF (1/2) OF LOT EIGHT (8) IN MRS. PRICES SUBDIVISION OF THE WEST 2.071 ACRES OF BLOCK TWO (2) IN THE SUBDIVISION BY WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY OF THE SOUTH WEST ONE HALF (1/2) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 7, 2012 AS DOCUMENT NUMBER 1234216073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE SPACE G-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED DECEMBER 7, 2012 AS DOCUMENT NUMBER 1234216073.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION ON THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECORDED AND STIPULATED AT LENGTH HEREIN."

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STATEMENT OF 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.

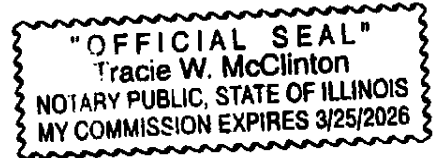
Dated: 1/5, 24

Signature: Steven L. Baerson
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 5th day of January 2024

Notary Public: Tracie W. McClinton



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.

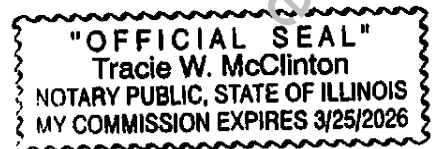
Dated: 1/5, 24

Signature: Steven L. Baerson
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 5th day of January 2024

Notary Public: Tracie W. McClinton



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.