

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY



2403141158D

Doc# 2403141158 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2024 03:20 PM PG: 1 OF 4

After Recording Mail to:
FMS Law Group LLC
200 W. Monroe St.
Suite 750
Chicago, Illinois 60606

Subsequent Tax Bills to:
The Shiels Family Trust
9410 S. Damen Avenue
Chicago, Illinois 60643

For Recorder's Use Only

THE GRANTORS, Roger F. Shiels and Mary B. Shiels, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto the **GRANTEES**:

Mary B. Shiels, not individually, but solely as Trustee (and all successor or successors in trust) under the provisions of a declaration of trust dated **January 24, 2024**, and known as **The Shiels Family Trust dated January 24, 2024** of which Roger F. Shiels and Mary B. Shiels are the primary beneficiaries, and the beneficial interest to be held as Tenants by the Entirety, of 9410 S. Damen Avenue, Chicago, Illinois 60643, all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto.**

Exempt under Provision of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Date 1-24-2024

Sign Mary B. Shiels

Property Index Number: 25-06-323-011-0000

Address of Real Estate: 9410 S. Damen Avenue, Chicago, Illinois 60643

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, street, 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 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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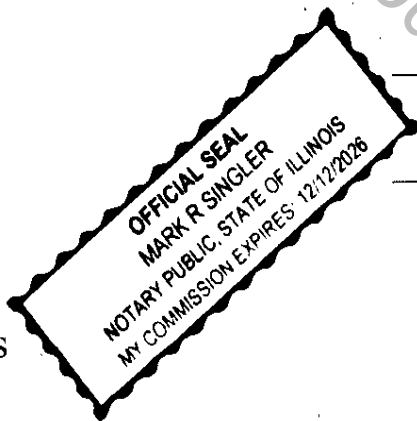
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced 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.

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 hereunto set their hand and seal this 24th day of January, 2024.



Roger F. Shiels
Roger F. Shiels
Mary B. Shiels
Mary B. Shiels

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Mark R. Singler, Notary Public, hereby certify that **Roger F. Shiels** and **Mary B. Shiels**, husband and wife, personally known to me to be the same people whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of January, 2024.

Commission expires 12/12/2026

Mark R. Singler
NOTARY PUBLIC

This instrument was prepared by: FMS Law Group LLC
200 W. Monroe Street, Suite 750, Chicago, Illinois 60606

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EXHIBIT A

Property Index Number: 25-06-323-011-0000

Address of Real Estate: 9410 S. Damen Avenue, Chicago, Illinois 60643



Legal Description:

LOT 2 IN OWNERS RESUBDIVISION OF LOTS 1 TO 13 IN BLOCK 38 IN ROUNTREE'S ADDITION TO BEVERLY HILLS, BEING A SUBDIVISION OF BLOCKS 30, 33 AND 38 OF HILLIARD AND DOBBIN'S SUBDIVISION OF ALL THAT PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE PITTSBURGH CINCINNATI AND ST. LOUIS RAILROAD (EXCEPT THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 1927 AS DOCUMENT 9602313 IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX		31-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-06-323-011-0000 | 20240101624251 | 0-236-579-888

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Jan-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

25-06-323-011-0000 | 20240101624251 | 2-016-418-864

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STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their agent affirms that, to the best of their 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 January 24, 2024

Roger F. Shiels

Dated January 24, 2024

Mary B. Shiels

Subscribed and sworn to before me this 24th day of January, 2024

Notary Public



The Grantee or her 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 January 24, 2024

Mary B. Shiels, ~~not individually~~, but solely as Trustee of The Shiels Family Trust dated January 24, 2024

Subscribed and sworn to before me this 24th day of January, 2024

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 any 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.)