

UNOFFICIAL COPY

Prepared by and return to:
LYSINSKI & ASSOCIATES, P.C.

4418 N. MILWAUKEE AVE

CHICAGO, ILLINOIS 60630

Doc#. 2405206170 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/21/2024 12:15 PM Pg: 1 of 4

Dec ID 20240201631791
ST/CO Stamp 0-795-542-064
City Stamp 0-066-880-048

QUITCLAIM DEED
Individual
to Trust

THE GRANTORS, **JENNIFER L. PHELAN f/k/a JENNIFER L. CROWCROFT**, married to **Sean Phelan**, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to **Jennifer L. Phelan f/k/a Jennifer L. Crowcroft and Sean Phelan as Co-Trustees of THE PHELAN FAMILY TRUST dated January 10, 2024** and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, City of Chicago, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Commonly Known As: 7042 West Berwyn Avenue, Chicago, Illinois 60656
P.I.N.: 13-07-123-054-0000

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises forever.

Dated this 10th day of January 2024.

JENNIFER L. PHELAN f/k/a JENNIFER L. CROWCROFT

Accepted by Jennifer L. Phelan f/k/a Jennifer L. Crowcroft as Co-Trustee of the Phelan Family Trust Dated January 10, 2024

Accepted by Sean Phelan as Co-Trustee of the Phelan Family Trust Dated January 10, 2024

This Deed is exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

Date: January 10, 2024

Representative

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JENNIFER L. PHELAN f/k/a JENNIFER L. CROWCROFT personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 10th day of January 2024.

Yesenia A. Perez

Notary Public

My Commission Expires:

July 17, 2026



Address of Property:

7042 West Berwyn Avenue
Chicago, Illinois 60656

Permanent Tax Number:

13-07-123-054-0000

Send Subsequent Tax Bills to:

The Phelan Family Trust
7042 W. Berwyn Avenue
Chicago, Illinois 60656

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

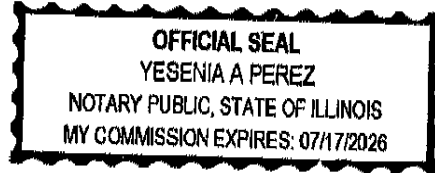
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: January 10, 2024

Signature: *J. Phelan*
Grantor or Agent -

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th DAY OF JANUARY 2024.

Yesenia A. Perez
Notary Public



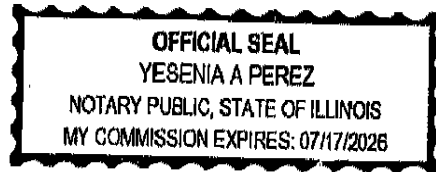
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Date: January 10, 2024

Signature: *J. Phelan*
Grantee or Agent -

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th DAY OF JANUARY 2024.

Yesenia A. Perez
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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LEGAL DESCRIPTION

LOT 28, LOT 29 (EXCEPT THE EAST 6 FEET THEREOF) IN BLOCK 9 IN MCCOLLAN AND KRUGGEL'S ADDITION TO NORWOOD PARK IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1914, AS DOCUMENT 546174, IN BOOK 129 OF PLATS ON PAGE 40, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7042 West Berwyn Avenue, Chicago, Illinois 60656

PIN No.: 13-07-1123-054-0000

Property of Cook County Clerk's Office