## **UNOFFICIAL COPY**

### DEED IN TRUST

(Individual to Trustee)

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Prepared By and Mail to: Wendy Wake Durkin 493 Duane Street 4th floor Glen Ellyn, IL 60137

Name and Address of Taxpayer/Grantee: Susan A. Murphy, trustee of the Susan A. Murphy 2017 Trust v's dated 3/24/2017 2944 W Bryn Mawr Ave Chicago IL 60659 Doc#, 24**Recorders Stamp** 0 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/5/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201639339 City Stamp 1-409-069-616 City Tax S0.00

THIS INDENTURE WITNESSETH THAT THE GRANTOR(S), SUSAN A. MURPHY and DANIEL P. DEMICHELE, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DCLI ARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUITCLAIM(S) unto SUSAN A. MURPHY, not individually, but as trustee under the provisions of a trust instrument known as the Susan A. Murphy 2017 Trust dated 3/24/2017 (as amended from time to time, the "Trust") and unto all and every successor or successors in trust under the Trust (the named individual, with all successors, is referred to herein as the "Trust ee"), the following described real estate (the "Real Estate"), to wit:

LOTS 17 AND 18 IN W.F. KAISER AND COMPANY'S PETERSON WOODS ADDITION TO ARCADIA TERRACE IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LLINOIS.

Address of Property:

2944 W Bryn Mawr Ave

Chicago IL 60659

Permanent Index Number: 13-01-325-032-0000 AND 13-01-325-032-0000

TO HAVE AND HOLD the Real Estate with the appurtenances, upon the fusts and for the uses and purposes set forth herein and in the Trust.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust, full power and authority is hereby granted to the Trustee to protect, conserve and to sell, lease, encumber, mortgage, and cherwise to manage and dispose of the Real Estate, including, without limitation, to improve, and subdivide the Real Estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the Real Facto as often as desired; to contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, both the legal and beneficial interest in the Real Estate; to convey the Real Estate 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 the Trustee; to donate, dedicate, mortgage, pledge or otherwise encumber both the legal and beneficial interest in the Real Estate, or any part thereof; to lease the Real Estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 the Real Estate, 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 or title or interest, both legal and beneficial, in or about or easement appurtenant to the Real Estate or any part thereof, and to deal with the Real Estate 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 the Trustee in relation to the Real Estate, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Real Estate, or be obliged to see that the terms of this deed in trust or the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be

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obliged or privileged to inquire into any of the terms of the Trust, and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the 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 the Trust is 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 the Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 by 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 their predecessors in trust.

The interest of each and every beneficiary under the Trust 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 the 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 the Real Estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the GRANTOR(s) aforesaid have set their hands and seals this 19 day of Elouary.

2024, releasing and waiving all rights under virtue of the Homestead Exemption laws of the State of Illinois.

SUSAN A. MURPHY

DANIEL P. DEMICHELE

STATE OF ILLINOIS

) SS.

COUNTY OF Dupage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN A. MURPHY and DANIEL P. DEMICHELE personally known to not to be the same person(s) whose name(s) 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 the uses and purposes therein set forth

Given under my hand and official seal, this \are \frac{q^2}{2024} day of \frac{\frac{1}{2000 \text{WAW}}}{2024}.

Notary Public

My Commission Expires: 10/25/2005

SEAL:

HOPE PERRI OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires October 25, 2025 EXEMPT UNDER PROVISIONS OF PARAGRAPH <u>C</u> SECTION 4, REAL ESTATE TRANSFER ACT.

Signature Bryer, Seller or Representative

Date: 2/22/24

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

REAL ESTATE TRANSFER TAX		26-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-01-325-03.2-000	20240201639339	1-409-069-616

\* Total does not include any applicable pensity or interest due

Or Cook County Clark'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 either entity recognized as a person and authorized to do business or acquire title to real estate under laws of the State of Illinois.

Dated: February 22, 2024

Signature:

rantor or Agent

Subscribed and swork to before me by the said WENDY WAKE DURKIN this 22<sup>nd</sup> day of February 2024.

Notary Public Collon MB Calm

OFFICIAL SEAL
COLLEEN M BIGELOW
HOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/28/2026

The grantee or his agent affirms and verifice 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: February 22, 2024

Signature:

ranted or Agent

Subscribed and sworn to before me by the said WENDY WAKE DURKIN this 22<sup>nd</sup> day of February, 2024.

Notary Public

OFFICIAL SEAL

COLLEEN M BIGELOW

MOTARY PUBLIC, STATE OF ILL NOVE
MY COMMISSION EXPIRES: 10/28/2026

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 or 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 Tax Act.]