

# UNOFFICIAL COPY

Doc#: 2406611034 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/6/2024 12:00 AM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

Dec ID 20240201642187

THE GRANTORS, **James B. Kearns** and **Theresa M. Kearns**, husband and wife, of the Village of Lincolnwood, County of Cook, and State of Illinois ("Grantors"), for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEY AND QUIT CLAIM to **James B. Kearns**, not individually, but as Trustee of the **JAMES B. KEARNS TRUST DATED January 23, 2024** and to **Theresa M. Kearns**, not individually, but as Trustee of the **THERESA M. KEARNS TRUST DATED January 23, 2024**, both whose address is 6637 Ramona Ave., Lincolnwood, IL 60712 the "Grantees") (hereinafter referred to as "said trustees" regardless of the number of trustees), as TENANTS BY THE ENTIRETY and unto all and every successor or successors in trust under said trust agreements, of the Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 21 IN BLOCK 6 IN GUBBINS AND MC DONNELL'S EDGEBROOK GOLF ADDITION, BEING A SUBDIVISION OF LOT 29 AND PARTS OF LOTS 22, 30, 37 AND 38 IN BRONSON'S PART OF CALDWELL RESERVE IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Tax Number:** 10-33-314-004-0000

**Commonly known as:** 6637 Ramona Avenue, Lincolnwood, Illinois 60712

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 agreements and set forth herein. Each trust has as its respective grantor, a husband and wife, said husband and wife are the primary beneficiaries

# UNOFFICIAL COPY

of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

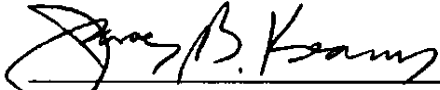
Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 trustees; 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, 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 thereof, 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 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 23 day of January, 2024.

  
James B. Kearns

  
Theresa M. Kearns

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 James B. Kearns and Theresa M. Kearns, husband and wife, personally known to me to be the same persons 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, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 23 day of January, 2024.



  
Notary Public

My commission expires: 10/20/27

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: January 23, 2024.

  
James B. Kearns

**This instrument was prepared by and after recording mail to:**

Agnes A. Ptasznik, Esq.  
Chuhak & Tecson, P.C.  
120 S. Riverside Plaza, Ste. 1700  
Chicago, IL 60606

**Send subsequent tax bills to:**

JAMES B. KEARNS TRUST and  
THERESA M. KEARNS TRUST  
~~1111 Independence Avenue~~ 6637 Ramona Ave.  
~~Chicago, IL 60605~~ Lincolnwood, IL 60712

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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 23, 2024.

James B. Kearns  
James B. Kearns

SUBSCRIBED and SWORN to before me this 23 day of January, 2024.



Mitchell Feinberg  
NOTARY PUBLIC

My commission expires: 10/20/27.

The Grantee 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 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 23, 2024.

James B. Kearns  
James B. Kearns, Trustee

SUBSCRIBED and SWORN to before me this 23 day of January, 2024.



Mitchell Feinberg  
NOTARY PUBLIC

My commission expires: 10/20/27.

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]

**UNOFFICIAL COPY**

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's \_\_\_\_\_ James & Theresa Kearns \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ 6637 Ramona \_\_\_\_\_  
\_\_\_\_\_ Lincolnwood, IL 60712 \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Attorney or Agent: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Property Address: \_\_\_\_\_ 6637 Ramona \_\_\_\_\_  
\_\_\_\_\_ Lincolnwood, IL 60712 \_\_\_\_\_  
Property Index Number (PIN): \_\_\_\_\_ 10-33-314-004-0000 \_\_\_\_\_  
Water Account Number: \_\_\_\_\_ 009453-000 \_\_\_\_\_  
Date of Issuance: \_\_\_\_\_ 02/16/2024 \_\_\_\_\_

VILLAGE OF LINCOLNWOOD

By: \_\_\_\_\_

*John Risko*  
John Risko  
Finance Director

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.