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Please return to:

**Michael A. Biederstadt
BIEDERSTADT LAW, P.C.
17W635 Butterfield Rd., Suite 318
Oakbrook Terrace, IL 60181**

Mail subsequent tax bill to:

**Timothy Ryan
6745 N. Dowagiac Ave.,
Chicago IL 60646**

Instrument Prepared by:

**Michael A. Biederstadt
BIEDERSTADT LAW, P.C.
17W635 Butterfield Rd., Suite 318
Oakbrook Terrace, IL 60181**

Doc#: 2410602142 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 10:38 AM Pg: 1 of 5

Dec ID 20240401676440

ST/Co Stamp 1-234-066-992 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-960-271-408 City Tax \$0.00

DEED IN TRUST

This INDENTURE, made this 15th day of March, 2024, by TIMOTHY RYAN, of the City of Chicago, County of Cook, State of Illinois, as GRANTOR, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, bargain, sell, convey, transfer, assign and/or deliver, convey and warrant to TIMOTHY RYAN, as Trustee of The TER Living Trust. Said transfer is being made to the aforementioned not as an individual, or personally, but as Trustee, under the terms and provisions of a certain Trust Agreement dated March 13, 2024, designated as The TER Living Trust, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the real estate situated in Cook County, Illinois, commonly known as 6745 N. Dowagiac Ave., Chicago IL 60646, legally described as:

SEE ATTACHED Exhibit A.

Tract or Parcel I.D. No: **10-33-300-015-0000**

Address of Real Estate: **6745 N. Dowagiac Ave., Chicago IL 60646**

TO HAVE and TO HOLD said real estate and appurtenances thereto and upon the trusts set forth in said trust Agreement and for the following uses:

1. The Trustee (or Trustees as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contracts to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee(s) with regard to the trust property, whether by contract, sale, mortgage lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee(s), and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee(s), and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers, and duties of the Preceding Trustee(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. The Grantor of the aforementioned Trust retains the right to amend or modify the successor trustees pursuant to the terms of said Trust Agreement.

5. The Grantor(s) hereby warrants and quit claims said title to the aforementioned trustee(s), grantee(s), its heirs, executors, administrators, personal representative, successors and assigns against every person whomsoever claiming the same right, title, or interest in any part thereof. Further, all of the covenants, conditions, powers, rights, duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives, and assigns.

6. The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

7. THIS TRANSACTION IS EXEMPT PURSUANT TO THE REAL ESTATE TRANSFER TAX ACT, SPECIFICALLY, 35 ILCS 200/31-45(e). *Jan 9/11/24*

8. THE GRANTOR ACKNOWLEDGES THAT NO TITLE WORK HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND THAT THE LEGAL DESCRIPTION WAS PROVIDED TO THE PREPARER.

DATED this 13th day of March, 2024.


TIMOTHY RYAN

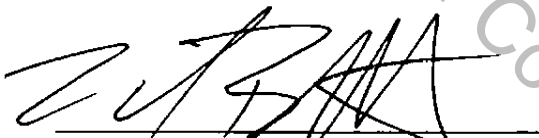
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STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

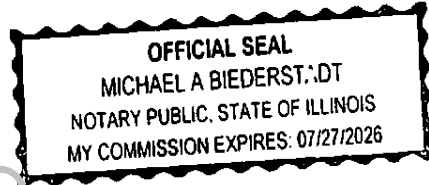
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, TIMOTHY RYAN, personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this 13th day of March, 2024.

My Commission expires July 27, 2026



NOTARY PUBLIC



Property of Cook County Clerk's Office

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EXHIBIT A TO DEED IN TRUST

Property Address: 6745 N. Dowagiac Ave., Chicago IL 60646
Tract or Parcel I.D. No: 10-33-300-015-0000

LOT 12 IN BAILEY'S ADDITION TO EDGEBROOK, BEING A RESUBDIVISION OF THE SOUTHWESTERLY HALF OF THE NORTHEASTERLY HALF OF LOT 45 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION OF TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1956 AS DOCUMENT 16547521, IN COOK COUNTY, ILLINOIS.

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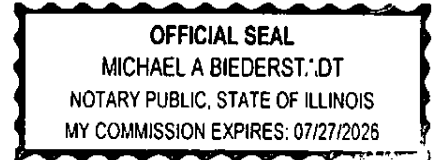
STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3-13-24

Signature: *Timothy Ryan*
TIMOTHY RYAN (Grantor)

Subscribed and sworn to before me
by the said Grantors,
this 13th day of March, 2024.



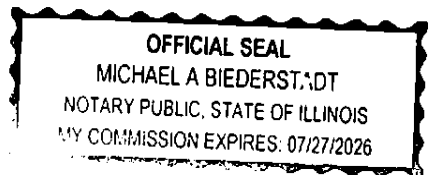
Notary Public *[Signature]*

The grantee or their agent affirms and verifies that the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3-13-24

Signature: *Timothy Ryan*
Trustee (Grantee) - TIMOTHY RYAN

Subscribed and sworn to before me
by the said Grantee,
this 13th day of March, 2024.



Notary Public *[Signature]*

Note: Any person who knowingly submits 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.

(Attached to deed or ABI to be recorded in _____ County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)