

DEED IN TRUST **UNOFFICIAL COPY**

Doc#: 2412324249 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/2/2024 2:33 PM Pg: 1 of 3

Dec ID 20240401690299

ST/Co Stamp 1-797-843-248 ST Tax \$0.00 CO Tax \$0.00

For Recorder Use only

THE GRANTOR(S), DAVID L. MADIGAN and JEAN M. MADIGAN, husband and wife, of the Village of Elmwood Park, Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant to: DAVID L. MADIGAN and JEAN M. MADIGAN, as Co-Trustees of the MADIGAN FAMILY REVOCABLE TRUST, dated November 22, 2019, 2024, the following described real estate in the County of Cook County, and State of Illinois:

THE NORTH 10 FEET OF LOT 35 AND ALL OF LOT 36 IN BLOCK 12 IN WESTWOOD, BEING MILL'S AND SON'S SUBDIVISION IN THE WEST ONE-HALF (1/2) OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 12-25-111-084-0000

Address(es) of Real Estate: 3037 North 76th Court, Elmwood Park, Illinois 60707

Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2023 and subsequent years.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following reasons:

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, contract 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; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) To dedicate parks, street, 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.

2. Any party dealing with the Trustee 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 compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments 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, 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.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of 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.

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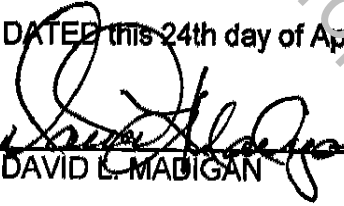
4. In the event of the inability or refusal of either Co-Trustee herein named to act, or upon either Co-Trustee's removal from the County, the remaining Co-Trustee shall act as sole Trustee. In the event of the inability, refusal of both Co-Trustees herein named to act, or upon both Co-Trustees removal from the County, Dana M. Madigan is then appointed as Successor Trustee herein with the like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

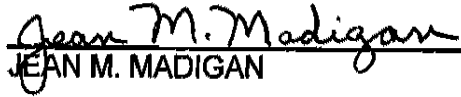
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 24th day of April, 2024



DAVID L. MADIGAN



JEAN M. MADIGAN

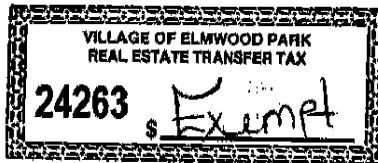
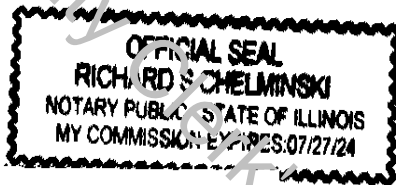
State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID L. MADIGAN and JEAN M. MADIGAN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 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.

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

Commission expires: July 27, 2024




Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of Paragraph E
Section 4, Real Estate Transfer Act.

Date: April 24, 2024

Signature: 

Prepared By and Mail To:

RICHARD S. CHELMINSKI, P.C.
8041 North Milwaukee Avenue
Niles, Illinois 60714

Send Subsequent Tax Bill To:

DAVID L. MADIGAN and JEAN M. MADIGAN, Trustees
3037 North 78th Court
Elmwood Park, Illinois 660707

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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 and hold title to real estate under the laws of the State of Illinois.

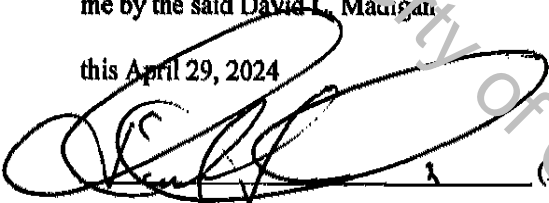
Dated: April 29, 2024

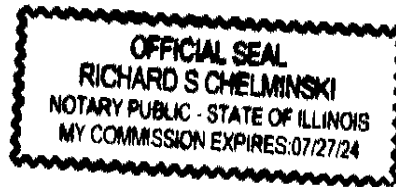
Signature:  (Grantor or Agent)

Subscribed and sworn to before

me by the said David L. Madigan

this April 29, 2024

 (Notary Public)



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 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: April 29, 2024

Signature:  (Grantee or Agent)

Subscribed and sworn to before me

by the said David L. Madigan, Trustee

this April 29, 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 subsequent offenses.