

DOCUMENT TYPE TO BE RECORDED

DEED IN TRUST

PURSUANT TO THE FOLLOWING:

§760 ILCS 3/Illinois Trust Code
FOLLOWING DECLARED HEIRSHIP
AS OUTLINED IN THE FOLLOWING:

§755 ILCS 5/20-24 Notice of Probate
PROPERTY IDENTIFICATION NUMBER:

29-04-318-006-0000



Doc# 2424807007 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 9/4/2024 10:45 AM
PAGE: 1 OF 7

ILLINOIS DEED IN TRUST PURSUANT TO 765 ILCS 5/9 & 755 ILC 5/20-24
NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC #92975426)
AND THE SUBSEQUENT PASSING OF CHARLYNE CUNNINGHAM (JUNE 14TH, 2024):

THE ESTATE OF CHARLYNE CUNNINGHAM

(a DECEASED WOMAN) formerly of 410 WEST 144TH STREET, IN RIVERDALE, ILLINOIS
60827, COOK COUNTY as DECLARED IN CASE NUMBER 2024 P 005067, CALENDAR
02, BY THE HONORABLE JUDGE CAROLYN J. GALLAGHER, ON WEDNESDAY,
SEPTEMBER 4TH, 2024 (SEE ATTACHED CERTIFIED ORDER DECLARING HEIRSHIP
MARKED AS EXHIBIT) BY HER LAWFULLY DECLARED HEIRS, SHARON CUNNINGHAM &
MICHAEL CUNNINGHAM WHO DO NOW CLAIM AND ASSIGN BY CONVEYING AND
WARRANTING THE ESTATE'S 100% FEE SIMPLE INTEREST TO THE FOLLOWING LAWFULLY GRANTEE
PURSUANT TO THEIR RIGHT AS ESTABLISHED IN §755 ILCS 5/20-24(b) TO UTILIZE THIS DEED TO
"RECORD A NOTICE OF PROBATE" CLAIMING AND ASSIGNING THEIR INTEREST TO THE FOLLOWING
GRANTEE FOR WHOM THIS DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE (100%): THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR
TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST

THIS DEED WAS PREPARED BY:

THE LAW OFFICES OF MARIO A. REED
625 EAST 170TH STREET, UNIT 2 EAST
SOUTH HOLLAND, ILLINOIS 60473

www.lawofficesofmarioareed.com



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

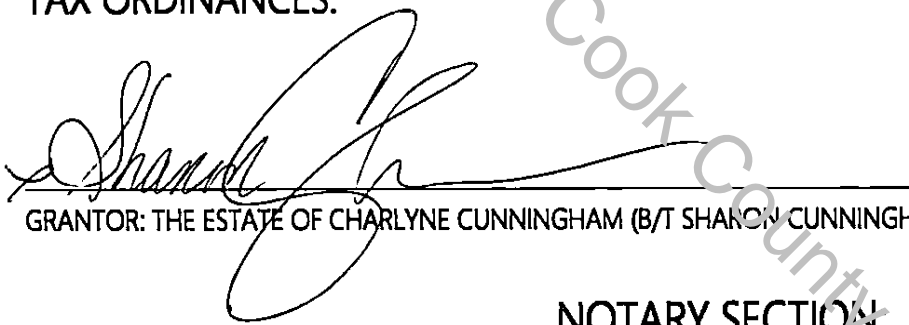
COMMONLY REFERRED ADDRESS

410 WEST 144TH STREET
RIVERDALE, ILLINOIS 60827

LEGAL DESCRIPTION: SEE ATTACHED PAGE (FOUR)

UNOFFICIAL COPY

Finally, the GRANTOR, THE ESTATE OF CHARLYNE CUNNINGHAM (BY AND THROUGH HER LAWFULLY DECLARED HEIR, SHARON CUNNINGHAM (50% INTEREST)), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 50% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST in FEE SIMPLE. Also, this DEED IN TRUST IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31-45(c) (TRANSFERS LESS THAN \$100.00) and the corresponding VILLAGE OF RIVERDALE & COOK COUNTY provisions of REAL ESTATE TRANSFER TAX ORDINANCES.



8-2-24
DATE SIGNED ABOVE:

GRANTOR: THE ESTATE OF CHARLYNE CUNNINGHAM (B/T SHARON CUNNINGHAM 50%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)




THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

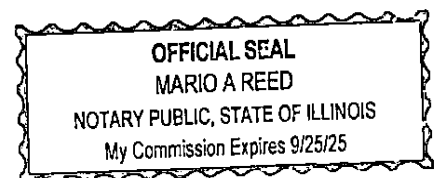
www.lawofficesofmarioareed.com

I, THE BELOW-SIGNING PARTY, a NOTARY PUBLIC in the ABOVE-REFERENCED JURISDICTION do hereby swear and affirm that THE ABOVE-NAMED HEIR AS GRANTOR appeared before me on THE DATE LISTED ABOVE and affixed her/his/their respective signature to the foregoing DEED IN TRUST under her/his/their own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:



SIGNATURE OF NOTARY PUBLIC ABOVE:



UNOFFICIAL COPY**ILLINOIS DEED IN TRUST PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 3**

Finally, the GRANTOR, THE ESTATE OF CHARLYNE CUNNINGHAM (BY AND THROUGH HER LAWFULLY DECLARED HEIR, MICHAEL CUNNINGHAM (50% INTEREST)), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 50% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST, DATED JULY 18TH, 2024 in FEE SIMPLE. Also, this DEED IN TRUST IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31-45(e) (TRANSFERS LESS THAN \$100.00) and the corresponding VILLAGE OF RIVERDALE & COOK COUNTY provisions of REAL ESTATE TRANSFER TAX ORDINANCES.

GRANTOR: THE ESTATE OF CHARLYNE CUNNINGHAM (B/T MICHAEL CUNNINGHAM 50%)

8-2-2024

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



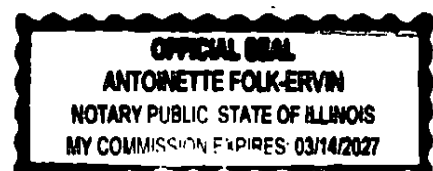
THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, THE BELOW-SIGNING PARTY, a NOTARY PUBLIC in the ABOVE-REFERENCED JURISDICTION do hereby swear and affirm that THE ABOVE-NAMED HEIR AS GRANTOR appeared before me on THE DATE LISTED ABOVE and affixed her/his/their respective signature to the foregoing DEED IN TRUST under her/his/their own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:

SIGNATURE OF NOTARY PUBLIC ABOVE:



UNOFFICIAL COPY

ILLINOIS DEED IN TRUST PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 4

ATTACHED LEGAL DESCRIPTION

LOT FIVE (5) IN BLOCK TWENTY-TWO (22) IN
 IVANHOE, BEING A BRANIGAR BROTHERS
 SUBDIVISION OF PART OF THE EAST HALF (1/2) OF
 THE SOUTHEAST QUARTER (1/4) OF SECTION FIVE
 (5), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE
 FOURTEEN (14), EAST OF THE THIRD PRINCIPAL
 MERIDIAN AND PART OF THE SOUTHWEST
 QUARTER (1/4) OF SECTION FOUR (4), TOWNSHIP
 THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14),
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS.

PROPERTY PIN:**29-33-305-002-0000****ILLINOIS, COOK COUNTY & RIVERDALE MUNICIPAL TRANSFER TAX STAMPS**

REAL ESTATE TRANSFER TAX

04-Sep-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-04-318-006-0000

| 20240801682664 | 1-190-543-536

VILLAGE OF
RIVERDALE**6730**REAL ESTATE
TRANSFER STAMP

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: THE ESTATE OF CHARLYNE CUNNINGHAM B/T ITS PETITIONER MICHAEL CUNNINGHAM

The AUTHORIZED AGENT OF THE GRANTOR, THE ESTATE OF CHARLYNE CUNNINGHAM BY AND THROUGH ITS PETITIONER, MICHAEL CUNNINGHAM, now affirms that to the best of her/his/their knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST, shown on the foregoing DEED IN TRUST IS A LEGAL ENTITY authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

[Handwritten Signature]

8-2-2024

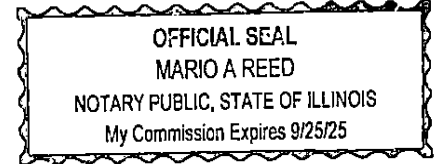
GRANTOR SIGNATURE ABOVE: THE ESTATE OF CHARLYNE CUNNINGHAM

DATE SIGNED ABOVE:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW-SIGNING, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE LISTED GRANTOR did appear before me on THE DATE SIGNED ABOVE, and affixed their respective signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



[Handwritten Signature]

NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST DATED JULY 18TH, 2024

The Authorized Agent for the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST DATED JULY 18TH, 2024, does now hereby swear that to the best of their knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST DATED JULY 18TH, 2024, shown on the foregoing DEED IN TRUST is a LEGAL ENTITY authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

[Handwritten Signature]

8-2-2024

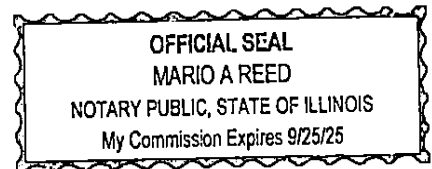
GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE DREAM THE IMPOSSIBLE DREAM LEGACY REVOCABLE LIVING TRUST DATED JULY 18TH, 2024

DATE SIGNED ABOVE:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW-SIGNING, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE AUTHORIZED AGENT FOR THE ABOVE LISTED GRANTEE did appear before me on THE DATE SIGNED ABOVE, and affixed her, his, their respective signature to the above STATEMENT BY GRANTEE under her, his, or their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:



[Handwritten Signature]

MARIO A. REED, ESQ. NOTARY PUBLIC SIGNATURE ABOVE:

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §55 ILCS 5/3-5020(b)(2), 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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

EXHIBIT

UNOFFICIAL COPY

4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – PROBATE DIVISION

The Estate Of

CHARLYNE CUNNINGHAM
Deceased

Case Number: 2024 P 005067
Calendar: 02 Room Number: 1807
Honorable Judge Carolyn J. Gallagher
(or any judge sitting in her/his stead)

**OK TO
CERTIFY**

ORDER DECLARING HEIRSHIP

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUAL(S)** is/are the **ONLY HEIR(S)** of the **DECEDENT, CHARLYNE CUNNINGHAM**, who died on **JUNE 14TH, 2024**.

- A) MICHAEL CUNNINGHAM (HER BIOLOGICAL SON)
WHO IS NOT UNDER A DISABILITY, NOR A MINOR**
- B) SHARON CUNNINGHAM (HER BIOLOGICAL DAUGHTER)
WHO IS NOT UNDER A DISABILITY, NOR A MINOR**

FURTHERMORE, THE COURT DOES NOW DECLARE THE ESTATE OF CHARLYNE CUNNINGHAM IS NOW CLOSED, WITHOUT PREJUDICE, FOLLOWING THIS JUDICIAL DETERMINATION OF HEIRSHIP.

ENTERED
ENTERED JUDGE CAROLYN J. GALLAGHER 2168

SEP 04 2024

IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

HONORABLE JUDGE GALLAGHER JUDGE'S NO.
(OR ANY JUDGE SITTING IN HER STEAD)

ATTORNEY NUMBER: 62093
ATTORNEY NAME: MR. MARIO A. REED, ESQ.
ADDRESS: 625 EAST 170TH STREET, UNIT 2E
CITY/ZIP CODE: SOUTH HOLLAND, ILLINOIS 60473
EMAIL ADDRESS: marioareed@outlook.com
TELEPHONE NUMBER: 708.808.0814
WEBSITE INFORMATION: www.lawofficesofmarioareed.com

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Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.

Date

SEP 04 2024

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

