

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

UNOFFICIAL COPY 00588459

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2000-08-03 10:34:15
Cook County Recorder 29.50

DEED IN TRUST



DEED IN TRUST

(The space above for Recorder's use only.)

THE GRANTOR, THOMAS J. KELLY and AUDREY J. KELLY, married to each other, of the Village of River Forest, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, conveys and QUITCLAIMS to THOMAS J. KELLY and THOMAS DUDAR, 410 N. Ashland, River Forest, IL 60305, as Trustee (the trustee, regardless of the number of trustees), under the provisions of a declaration of trust dated June 8, 2000, and known as the THOMAS J. KELLY TRUST and to all and every successor or successors in trust under that trust agreement, in fee simple the following described real estate in Cook County, Illinois:

Unit "4-C" as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "parcel"): Lot 4 (except the North 40 feet), all of lots 5, 6 and 7 and the North 3 feet of Lot 8 in Block 4 in part of River Forest being a subdivision of part of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, as surveyed for "The Suburban Home Mutual Land Assn" according to the Plat thereof recorded, June 23, 1890 as document 1291234 in Book 43 of Plats, Page 20, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "A" in Declaration of Condominium made by River Forest State B&T Company, a corporation of Illinois, as Trustee under Trust Agreement dated May 28, 1970 and known as Trust No. 1641, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 22296294 together with an undivided 3.6 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey).

Street address: 410 North Ashland, River Forest, IL 60305
Real estate index number: 15-12-116-025-1018 volume 182

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to

mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; 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 deed and by the trust agreement was 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 deed and in the trust agreement 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 to 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 declared to be personal property, and no beneficiary 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar

import, in accordance with the statute in such case made and provided.

The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantors have signed this deed on 8 day of JULY, 2000

Darcy J. Chamberlin
EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

Thomas J. Kelly
Thomas J. Kelly

Audrey Kelly
Audrey J. Kelly

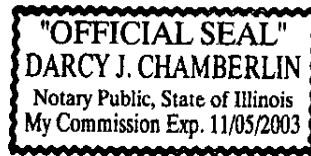
By *Thomas J. Kelly*
Thomas J. Kelly, her attorney in fact

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

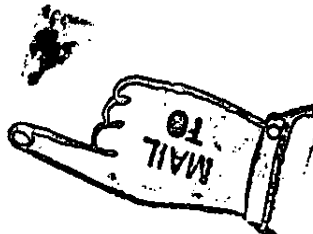
I am a notary public for the County and State above. I certify that Thomas J. Kelly, individually and as attorney in fact for Audrey J. Kelly, his wife, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act in his individual capacity and as attorney-in-fact for Audrey J. Kelly, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: 6 8 2000

Darcy J. Chamberlin
Notary Public



Name and address of grantee and send future tax bills to:
Thomas J. Kelly and Thomas Dudar, Trustees
410 North Ashland
River Forest, IL 60305



This deed was prepared by:
Darcy J. Chamberlin
Attorney at Law
1200 Harger Road, Suite 209
Oak Brook, IL 60523-1816

[Signature]
EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

This deed exempt under the provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: 6-8-2000 *[Signature]*
Agent

Property of Cook County Clerk's Office

SWORN STATEMENT

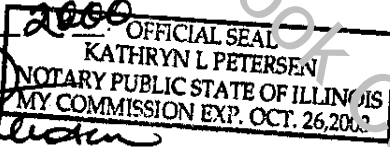
The grantor or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold 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.

GRANTOR:

Dany Glambert Dany Glambert
agent of Thomas Kelly Trust *agent of Kelly Trust*

SUBSCRIBED AND SWORN TO

before me this 2nd day
of August 2000



Kathryn L. Petersen
NOTARY PUBLIC

The grantee or his agent hereby certifies that to the best of his knowledge 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 in 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.

GRANTEE:

Dany Glambert
agent of Thomas Kelly Trust

SUBSCRIBED AND SWORN TO

before me this 2nd day
of August 2000



Kathryn L. Petersen
NOTARY PUBLIC

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1/15/2014

1/15/2014

1/15/2014

1/15/2014



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RIVER FOREST Real Estate Transfer Tax

00588459 *6/30/00*

RECORDER OR REGISTRAR'S DEED NO. _____
DATE RECORDED _____ <i>[For Recorder's Use Only]</i>

Check One

DECLARATION EXEMPTION

AUG - 3 2000

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 400 Park Ave., River Forest, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 21(4) of the Ordinance.
- 4) A signed copy of the Illinois Real Estate Transfer Declaration form must be sent to the Office of the Village Clerk, pursuant to Section 21 of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 5) For additional information, please call the Village Clerk's Office at 366-8500.

Address of Property 410 N. Ashland River Forest, IL 60305
Street Zip Code

Permanent Property Index No. 16-12-116-025-1018 Volume 182

Date of Deed 6/8/00 Type of Deed Deed in Trust

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ <u>00</u>
Amount of Tax (\$0.50 per \$1,000 or fraction thereof of full actual consideration)	\$ <u>00</u>

Notes: The Village of River Forest, Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 2b, 2f and 2g of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph(s) (d) of Section 2 of said Ordinance.

Details for exemption claimed: (explain) Transfer to revocable living Trust of which

Grantor is beneficiary

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: [Please Print]
(Seller)

Thomas J. and Audrey J. Kelly 410 N. Ashland River Forest, IL 60305

Name Address Zip Code

Signature *David Gabel* Date Signed 6-30-00
Seller or Agent

Grantee: [Please Print]
(Buyer)

Thomas J. Kelly Trust Dated June 8, 2000

Name Address Zip Code

Signature *David Gabel* Date Signed 6-30-00
Buyer or Agent

EXEMPTION APPROVED
OFFICE OF THE VILLAGE CLERK, VILLAGE OF RIVER FOREST

UNOFFICIAL COPY

800 48

11/17/2013

Property of Cook County Clerk's Office

Additional information regarding this document is available at www.cookcountyil.gov. For more information, please contact the Cook County Clerk's Office at (708) 462-2000.

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