

# UNOFFICIAL COPY



## DEED IN TRUST

(ILLINOIS)

### PREPARED BY/MAIL TO:

Hedeker & Perrelli, Ltd.  
One Overlook Point, Suite 250  
Lincolnshire, IL 60069-4319

### SEND SUBSEQUENT TAX BILLS TO:

JONES LIVING TRUST  
9400 South Melvina Avenue  
Unit 1 NW  
Oak Lawn, IL 60453

Doc#: 1100629067 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2011 11:47 AM Pg: 1 of 5

Above Space for Recorder's Use Only

THE GRANTORS CARLIE JONES and NANCY JONES, Husband and Wife, of 9400 South Melvina Avenue, Unit 1 NW, Oak Lawn, IL 60453, for and in consideration of Ten and No Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto CARLIE G. JONES and NANCY J. JONES, Trustees, or their successors in trust, under the JONES LIVING TRUST, dated October 27, 2010, and any amendments thereto, of 9400 South Melvina Avenue, Unit 1 NW, Oak Lawn, IL 60453; the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 2 IN PHYLLIS STOLL'S SUBDIVISION OF LOTS 59 THROUGH 64 IN BLOCK 5 IN ALSIP, BEING A SUBDIVISION OF THE SOUTH 6.58 CHAINS OF THE WEST 30.42 CHAINS OF THE NORTHWEST QUARTER AND THE NORTH 6.57 CHAINS OF SOUTH 13.15 CHAINS OF THE WEST 33.33 CHAINS OF SAID NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 24-27-102-073-0000

**Address of Real Estate:** 12207 South Spencer Street, Alsip, IL 60803

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 agreement set forth.

Full power and authority are hereby granted to said trustee 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 trustee; 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, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the

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Handwritten marks and signatures, including a large '5' and several illegible signatures.

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term of 198 years, 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 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 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 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 said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 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 Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby 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.

And the said 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.

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In Witness Whereof, the Grantors aforesaid have set their hands and seals on this 27<sup>th</sup> day of October, 2010.

Carlie Jones  
CARLIE JONES

Nancy J. Jones  
NANCY JONES

STATE OF ILLINOIS                    )  
  SS  
COUNTY OF LAKE                    )

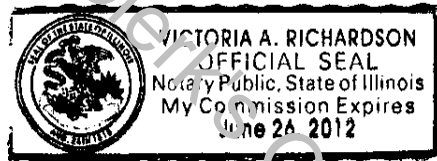
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CARLIE JONES and NANCY JONES, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

Given under my hand and official seal on this 27<sup>th</sup> day of October, 2010.

[Signature]  
NOTARY PUBLIC

### COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under 35 ILCS 200/31-45  
Paragraph e, Section 4 of the  
Real Estate Transfer Act and  
Cook County Ord. Paragraph e  
of Section 74-106  
Date: October 27, 2010



Signature: [Signature]

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## STATEMENT BY GRANTOR AND GRANTEE

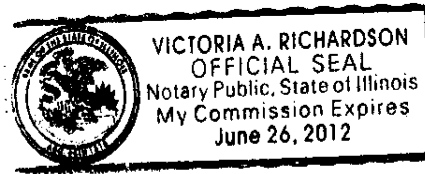
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 title to real estate under the laws of the State of Illinois.

Dated: 10.27.2010

Nancy J. Jones  
Grantor or Agent

Subscribed and sworn to before me on this 27<sup>th</sup> day of October 2010.

[Signature]  
Notary Public



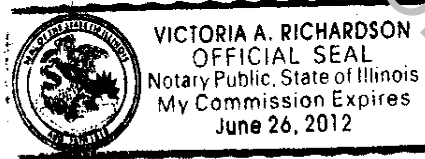
The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 10.27.2010

Nancy J. Jones  
Grantee or Agent

Subscribed and sworn to before me on this 27<sup>th</sup> day of October 2010.

[Signature]  
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.

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

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Lake

Nancy J. Jones, being duly sworn on oath, states that She resides at 9400 Melving Ave, Unit 1NW, Oak Lawn, IL That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

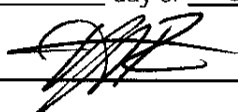
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

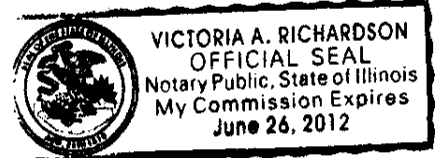
Affiant further state that Nancy J. Jones makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Nancy J. Jones

SUBSCRIBED and SWORN to before me

this 27 day of October, 2010.





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