

UNOFFICIAL COPY



Doc#: 1111522055 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2011 01:13 PM Pg: 1 of 5

Mail Tax Bills To:

(Grantee's Address)
MR. THOMAS W. KNOWLES
20440 Hellenic Drive
Olympia Fields, IL 60461

PARCEL NO. 31-14-404-019-0000 ✓

Return Recorded Document To:
HILBRICH LAW FIRM
2637 - 45th Street
Highland, IN 46322

DEED IN TRUST

THIS INDENTURE WITNESSETH That THOMAS W. KNOWLES and FAY B. KNOWLES a/k/a FAY R. B. KNOWLES, of 37 N. Kilmartin Court, Valparaiso, Porter County, in the State of Indiana, CONVEY AND WARRANT to THOMAS W. KNOWLES, as Trustee, under the provisions of a trust agreement dated November 23, 2010, and known as the THOMAS W. KNOWLES TRUST, hereinafter referred to as "said Trustee", of 37 N. Kilmartin Court, Valparaiso, Porter County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Cook County, in the State of Illinois to-wit:

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E.
Date: 11/23/10 Sign: *Thomas W. Knowles*

LOT ONE (1) IN BLOCK SIX (6) IN RESUBDIVISION OF BLOCKS 2, 3, 4, 5, 6 AND 7, AND THE STREETS AND ALLEYS ADJACENT THERETO IN OLYMPIA FIELDS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, TOWN 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THAT PART OF THE EAST 1003.0 FEET WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY, WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14 AFORESAID AND THE NORTH 30.0 FEET EXCEPT THE EAST 1003.0 FEET OF THE SOUTHEAST ✓

S yes
P 5
S ✓
M ✓
SC yes
E yes
INT ✓

UNOFFICIAL COPY**DEED IN TRUST (KNOWLES/THOMAS W. KNOWLES TRUST)****Page 2**

QUARTER (¼) OF THE SOUTHEAST QUARTER (¼) OF SECTION
14, AFORESAID.

Commonly known as:

20440 Hellenic Drive ✓
Olympia Fields, IL 60461

*Grantor, THOMAS W. KNOWLES, herein reserves unto himself a life estate in
the above described real estate.*

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses
and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey
said real estate and also to encumber same with easements and/or restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said
real estate or any part thereof shall be sold or conveyed be obliged 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, 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 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;

UNOFFICIAL COPY**DEED IN TRUST (KNOWLES/THOMAS W. KNOWLES TRUST)****Page 3**

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;

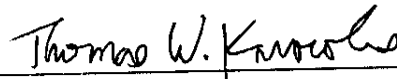
C. that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, or other instrument; and,

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.

My duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

IN WITNESS WHEREOF, the said THOMAS W. KNOWLES and FAY B. KNOWLES a/k/a FAY R. B. KNOWLES, have hereunto set their hands and seals to this Deed in Trust consisting of four (4) typewritten pages, the next page included, on this 23rd day of November, 2010.



THOMAS W. KNOWLES

UNOFFICIAL COPY

DEED IN TRUST (KNOWLES/THOMAS W. KNOWLES TRUST)

Fay R. B. Knowles.
FAY B. KNOWLES a/k/a FAY R. B. KNOWLES

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared THOMAS W. KNOWLES and FAY B. KNOWLES a/k/a FAY R. B. KNOWLES, husband and wife, and acknowledged the execution of the foregoing Deed in Trust for the uses and purposes herein set forth.

Witness my hand and Notarial Seal this 23rd day of November, 2010.

My Commission Expires:
09/13/2017

Jessica A. Pavlakis
Jessica A. Pavlakis - Notary Public
Resident of Lake County

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.
Michael D. Dobosz, Attorney at Law

THIS INSTRUMENT PREPARED BY:
Michael D. Dobosz, Esq. (#14539-45) ✓
HILBRICH CUNNINGHAM SCHWERD DOBOSZ & VINOVICH, LLP
2637 - 45th Street • Highland, Indiana 46322
(219) 924-2427

UNOFFICIAL COPY**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 title to real estate under the laws of the State of Illinois.

Dated: December 15, 2010

Thomas W. Knowles
THOMAS W. KNOWLES, Grantor

Fay B. Knowles
FAY B. KNOWLES a/k/a
FAY R. B. KNOWLES, Grantor

Subscribed and sworn to before me
by the said THOMAS W. KNOWLES and
FAY B. KNOWLES a/k/a FAY R. B.
KNOWLES, husband and wife, this
15 day of December, 2010
Notary Public: Spina M. Jones

The Grantee or his 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: December 15, 2010

Thomas W. Knowles
THOMAS W. KNOWLES, Grantee

Subscribed and sworn to before me
by the said THOMAS W. KNOWLES this
15 day of December, 2010
Notary Public: Spina M. Jones

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 offense.

(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.)