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DEED IN TRUST - WARRANTY

THIS INDENTURE WITNESSETH that the Grantor, JOSEPH FLOWERS, a married man, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto SHARON ZINKULA and JOSEPH FLOWERS, as Co-Trustees under THE SHARON ZINKULA REVOCABLE DECLARATION OF TRUST DATED DECEMBER 20, 2011, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 6, 7, 8 AND 9 (EXCEPT FOR THE WEST 14 FEET OF EACH SAID LOTS TAKEN FOR WIDENING OF SHERIDAN ROAD) AND (EXCEPT THAT PART OF LOTS 6, 7, 8 AND 9 LYING EAST OF THE WEST LINE OF LANDS OF THE COMMISSIONER'S OF LINCOLN PARK ARE ESTABLISHED BY THE DECREES OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, IN CASE B-53353 AND IN CASE B-105003 IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN SECTION 5, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5815 N. Sheridan, #715, Chicago, Illinois 60660
PIN: 14-05-403-023-1146

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.

In no case shall any party dealing with said Trustees 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 Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or 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 Trustees, 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 Trustees 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 Trustees was duly authorized and empowered to execute and deliver every



Doc#: 1201244109 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2012 03:35 PM Pg: 1 of 4

S Yes
P 4
S NO
M NO
SC Yes
E Yes
INT Yes

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such deed, trust 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.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal this 2~~8~~ day of December, 2011.



JOSEPH FLOWERS (SEAL)

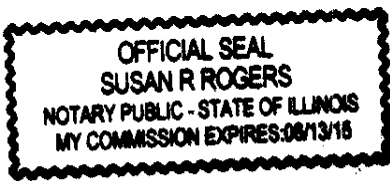
THIS TRANSACTION IS FOR LES THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

12-20-2011
Date _____ Susan Rogers
Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH FLOWERS, ^{a married man} personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 20th day of December, 2011



Susan Rogers
Notary Public
Commission expires: 06/13/2015

THIS INSTRUMENT PREPARED BY:
RETURN TO:
Attorney Susan Rogers
Gardiner Koch Weisberg & Wrona
1700 Park Street, Suite 102
Naperville, Illinois 60563
(630) 579-0635

GRANTEES' ADDRESS/ MAIL TAX BILLS TO:
Joseph Flowers and Sharon Zinkula
1121 Rossell Avenue
Oak Park, Illinois 60302

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

Susan Rogers of Gardiner Koch Weisberg & Wrona, hereinafter referred to as the affiant, depose and state that the affiant does business at 1700 Park Street, Suite 102, in the City of Naperville, State of Illinois.

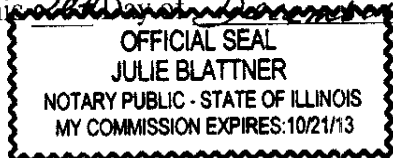
That the affiant is the attorney for ~~officer~~ of the grantors in the deed/lease dated December 20, 2011, hereto attached;

That the attached deed is not in violation of 765 ILCS 205/1 Section 1(b) for one of the following reasons:
(CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED)

1. The sale or exchange is of an entire tract of land not being part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
3. The division of lots or blocks of less than 1 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 and other pipe lines 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 easement of access.
7. The conveyances 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 following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.

Affiant further states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Julie Blattner
Subscribed and Sworn to Before
me this 22nd Day of December, 2011.



Susan Rogers
SUSAN ROGERS, Affiant

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 12/20/2011, 2011 Signature Susan Rogers
Grantor or Agent

Subscribed and sworn to before me this
20th day of December, 2011

Notary Public Julie Blattner

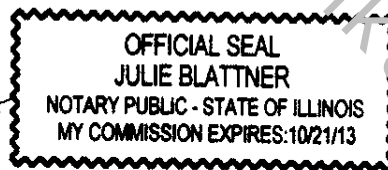


The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/20/2011, 2011 Signature Susan Rogers
Grantee or Agent

Subscribed and sworn to before me this
20th day of December, 2011.

Notary Public Julie Blattner



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 offence and of a Class A Misdemeanor for subsequent offenses.

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