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DEED IN TRUST



Doc#: 1314013062 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2013 02:05 PM Pg: 1 of 3

THE GRANTOR, James A. Ozouf,
a not married person, individually and
as sole shareholder of JMWP, INC.
(title-holder of record), whose address
is 900 W. Sunset Dr., Glenwood, IL
60425, in consideration of the sum of
Ten and 00/100 (\$10.00) Dollars, and
other good and valuable consideration,
the receipt of which is hereby acknow-
ledged, hereby conveys and quit claims
to JAMES A. OZOUF, as Trustee,

under the terms and provisions of a certain Trust Agreement dated the 3rd day of October, 2012, and
designated as the JAMES A. OZOUF TRUST, and to any and all successors as Trustee(s) appointed
under said Trust Agreement, or who may be legally appointed, whose address is 10705 S. Roberts Road,
Palos Hills, IL 60465, GRANTEE, the following described real estate:

Parcel 1: Unit 3101-3 in Bernice Terraces Condominium as delineated on a survey of the following
described parcel of real estate: Part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 36
North, Range 15, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the
Declaration of Condominium recorded as Document No. 97289877, as amended from time to time,
together with its undivided percentage interest appurtenant thereto in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 as set forth in Declaration and grant of Easement
recorded April 28, 1997 as Document No. 97289876.

PIN: 30-30-408-057-1003
c/k/a - 3101 Bernice Road, Unit 3, Lansing, IL 60438

Subject to: covenants, conditions and restrictions of record as well as general real estate taxes not yet due
and payable.

Exempt under the provisions of 35 ILCS 200/31-45 (e), [Real Estate Transfer Tax Law].

Nora Hurley Marsh
NORA HURLEY MARSH, Attorney at Law

Date: 5/10 2013

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust
Agreement and for the following uses:

1. The Trustee, (or Trustees, as the case may be), is invested with the following powers: (a) to manage,
improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to
purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust,
any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested
in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security
for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises,
(e) to lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or
renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage,
lease, or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or

S Yes
P 3
S NO
M NO
SC Yes
E Yes
INT Yes

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other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon, or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement described above as in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability or refusal of the Trustee herein named to act, or upon his/her removal from the County, the Successor Trustee appointed in the Trust is then appointed herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 8 day of May 2013 2013

James A. Ozouf
James A. Ozouf

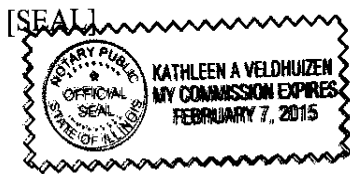
James A. Ozouf
James A. Ozouf, sole shareholder of JMWP, INC.

STATE OF ILLINOIS, COUNTY OF DUPAGE) ss
WILL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James A. Ozouf, individually and as sole shareholder of JMWP, INC., 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 OFFICIAL SEAL this 7th day of May, 2013.

Kathleen A. Veldhuizen
Notary Public
My Commission Expires: 2/7/15



This instrument prepared by and after recording, MAIL to: Nora Hurley Marsh, Attorney at Law/RICHARDS & MARSH 200 S. Frontage Rd., #322 Burr Ridge, IL 60527

Mail future tax bills to: James A. Ozouf, 10705 Roberts Road, Unit 121, Palos Hills, IL 60465.

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STATEMENT BY GRANTOR AND GRANTEE

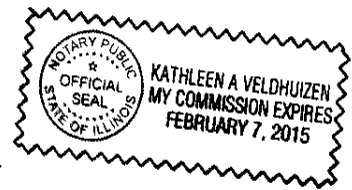
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 7 2013

Signature *James O'Connell*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 7th DAY OF May,
2013.

NOTARY PUBLIC *Kathleen A. Veldhuizen*



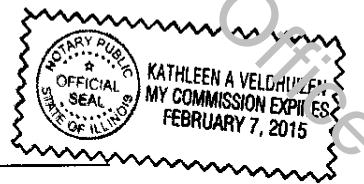
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 7 2013

Signature *James O'Connell*
Grantee Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 7th DAY OF May,
2013.

NOTARY PUBLIC *Kathleen A. Veldhuizen*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]