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DEED IN TRUST



Doc#: 1314147026 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2013 12:56 PM Pg: 1 of 4

THE GRANTOR, Christine Polley, a widow, of the Village of Midlothian, County of Cook, and State of Illinois, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Christine Polley, of Midlothian, Illinois, as Trustee, under the terms and provisions of a certain Trust Agreement known as the Christine Polley Living Trust Agreement dated May 10, 2013, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: *(See reverse side for legal description.)*



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp

1663

Permanent Index Number (PIN): 28-14-111-017-0000
Address of Real Estate: 15128 S. Springfield, Midlothian, IL 60445

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 therein, as security for advances or loans, (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or 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 other consideration given, nor shall be required to see that the terms of the trust have been compiled 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 above described was 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

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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.

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.

If the parties to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitation," or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

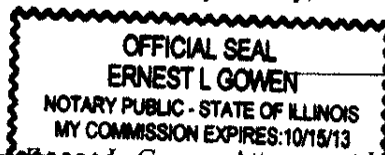
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 10th day of May, 2013


Christine Polley

State of Illinois, County of Will: SS. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that *Christine Polley*, 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 she signed, sealed and delivered the said instrument as her 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 10th day of May, 2013.




Notary Public

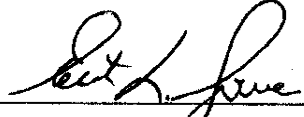
This Instrument was prepared by Ernest L. Gowen, Attorney at Law, 19550 S. Harlem Avenue, Suite 2, Frankfort, Illinois 60423.

LEGAL DESCRIPTION

LOT 516 IN 11TH ADDITION TO BREMESHIRE ESTATES, BEING A SUB-DIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, (EXCEPT THEREFROM THE SOUTH 40 ACRES OF THE NORTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SAID SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN), IN COOK COUNTY, ILLINOIS.

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Exempt under provisions of Paragraph (e)
Section 31-45, Real Estate Transfer Law

Dated: MAY 10, 2013 By: 
ATTORNEY FOR SELLER

Mail to:

Ernest L. Gowen & Associates, Ltd.
19550 S. Harlem Avenue, Suite 2
Frankfort, IL 60423

Send Subsequent Tax Bills To:

Christine Polley, Trustee
15128 S. Springfield
Midlothian, IL 60445

Property of Cook County Clerk's Office

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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 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 21, 2013

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said ERNEST C. GOWER this 21 day of MAY, 2013.

Notary Public Karen A. Soria



The grantee 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 and hold title to real estate under the laws of the State of Illinois.

Dated MAY 21, 2013

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said ERNEST C. GOWER this 21 day of MAY, 2013.

Notary Public Karen A. Soria



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for a 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.)