

UNOFFICIAL COPY

DEED IN TRUST

Illinois



13168130120

MAIL TO:  
Robert J. Ross, Esq.  
1622 W. Colonial Parkway, Suite 201  
Inverness, Illinois 60067

Doc#: 1316813012 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/17/2013 10:45 AM Pg: 1 of 3

NAME AND ADDRESS OF TAXPAYER:

Mr. and Mrs. Brett M. Estell  
3444 N. Seeley Avenue  
Chicago, Illinois 60618

THE GRANTORS, Brett Estell and Erin Estell, husband and wife, of 3444 N. Seeley Avenue, City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable

RECORDER'S STAMP

consideration in hand paid, CONVEY AND WARRANT unto Brett M. Estell of 3444 N. Seeley Avenue, Chicago, Illinois, or his successor in trust, as trustee of the Brett M. Estell Declaration of Trust dated June 12, 2013, and any amendments thereto, as to an undivided one-half (1/2) interest, and unto Erin B. Estell of 3444 N. Seeley Avenue, Chicago, Illinois, or her successor in trust, as trustee of the Erin B. Estell Declaration of Trust dated June 12, 2013, and any amendments thereto, as to an undivided one-half (1/2) interest, in and to the following described real estate situated in the County of Cook, in the State of Illinois, to be held not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, to wit:

LOT 42 IN BLOCK 2 IN C. T. YERKE'S SUBDIVISION OF BLOCKS 33 THROUGH 36, 41 THROUGH 44 ALL IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-19-314-024-0000  
Property Address: 3444 N. Seeley Avenue, Chicago, Illinois 60618

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declarations of trust set forth.

Full power and authority are hereby granted to said trustees 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 trustees; 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 the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the 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 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 declarations of trust; 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 trusts created by this Indenture and by said declarations of trust 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 declarations of trust or in some amendment thereof and binding upon all

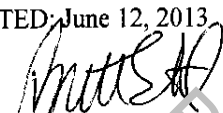
# UNOFFICIAL COPY

beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every 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.

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.

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.

DATED: June 12, 2013

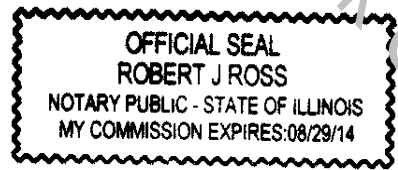
  
\_\_\_\_\_  
Brett Estell (SEAL)

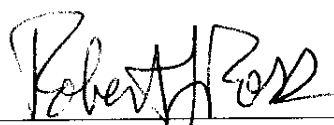
  
\_\_\_\_\_  
Erin Estell (SEAL)

STATE OF ILLINOIS )  
                                  ) 35  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY Brett Estell and Erin Estell, 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 notarial seal, this 12<sup>th</sup> day of June, 2013.




  
\_\_\_\_\_  
Notary Public

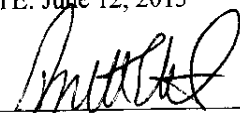
Impress Seal Here


COUNTY-ILLINOIS TRANSFER STAMPS:  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

NAME AND ADDRESS OF PREPARER:  
Robert J. Ross, Esq.  
1622 W. Colonial Parkway  
Suite 201  
Inverness, Illinois 60067  
Telephone Number (847) 358-5757

CITY OF CHICAGO TRANSFER STAMPS:  
EXEMPT FROM CITY OF CHICAGO TRANSFER TAXES  
UNDER PARAGRAPH E OF SECTION 3-33-060 OF THE  
CITY OF CHICAGO REAL ESTATE TRANSFER TAX  
ORDINANCE

<b>REAL ESTATE TRANSFER</b>	06/17/2013
	<b>CHICAGO:</b> \$0.00
	<b>CTA:</b> \$0.00
	<b>TOTAL:</b> \$0.00
14-19-314-024-0000   20130301603821   BKFCDH	

DATE: June 12, 2013  
  
\_\_\_\_\_  
Brett Estell

<b>REAL ESTATE TRANSFER</b>	06/17/2013
 	<b>COOK</b> \$0.00
	<b>ILLINOIS:</b> \$0.00
	<b>TOTAL:</b> \$0.00
14-19-314-024-0000   20130301603821   HL1QVS	

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees 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.

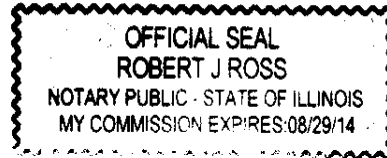
Dated June 12, 2013

Signature: *Brett Estell*  
Brett Estell, Grantor

SUBSCRIBED and sworn to before me by the said Grantors this 12<sup>th</sup> day of June, 2013.

Signature: *Erin Estell*  
Erin Estell, Grantor

*Robert J Ross*  
Notary Public



The grantees or their agent affirm and verify that the name of the grantees 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.

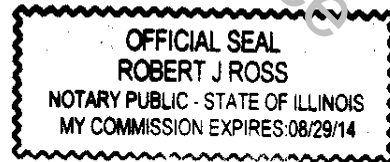
Dated: June 12, 2013

Signature: *Brett M Estell*  
Brett M. Estell as Trustee of the Brett M. Estell Declaration of Trust dated June 12, 2013, Grantee

SUBSCRIBED and sworn to before me by the said Grantees this 12<sup>th</sup> day of June, 2013.

Signature: *Erin B Estell*  
Erin B. Estell as Trustee of the Erin B. Estell Declaration of Trust dated June 12, 2013 Grantee

*Robert J Ross*  
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.