

# UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST  
(Trustee)

When Recorded Return To:  
Urban & Burt, Ltd.  
5320 W. 159<sup>th</sup> Street  
Oak Forest, IL 60452

Doc#: 1319046036 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2013 02:38 PM Pg: 1 of 3

Send Subsequent Tax Bill To:  
Louis Redmond  
4024 W. 135<sup>th</sup> Place  
Robbins, IL 60472

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Louis Redmond and Rosiland King, both of County of Cook, State of Illinois, as Co-Trustees under the provisions of a deed in trust and delivered to said Co-Trustees in pursuance of a trust agreement known as the Revocable Living Trust of Louis Redmond Number 3, dated August 28, 2012, in consideration of the sum of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM unto Louis Redmond of 4024 W. 135<sup>th</sup> Place, Robbins, Illinois, and Victoria Orellana of 8220 Topanga Canyon Boulevard, Apt. 19, Canoga Park, California, its successor or successors as Co-Trustees under the provisions of a trust agreement known as the Revocable Living Trust of Louis Redmond Number 3, dated August 28, 2012, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 13 IN BLOCK 1 IN LINCOLN MANOR FOURTH ADDITION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE MIDLOTHIAN TURNPIKE, IN COOK COUNTY, ILLINOIS.

P.I.N.: 28-03-205-026-0000

Address(es) of Real Estate: 4024 W. 135<sup>th</sup> Place, Robbins, Illinois 60472

Exempt under provisions of Paragraph 2  
of Section 11-45, Property Tax Code.  
6/28/13

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust for the purposes herein and in said trust agreement set forth.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. Each co-trustee shall have the power to act solely with respect to this property. This deed is made subject to the lien of every trust deed or mortgage (if any there be) or record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; and 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber 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 99 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.

# UNOFFICIAL COPY

Louis Redmond and Rosiland King, Co-Trustees, the Grantors hereby expressly warrant to the Grantee (and all successors in interest), that the hereinabove described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7), as Amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premiss.

In no case shall any party dealing with said trustee 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 trustee, 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 trustee, 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 trustee 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 trustee was 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.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 28th day of June, 2013.

*Louis Redmond*

Louis Redmond, Co-Trustee of the Revocable Living Trust of Louis Redmond Number 3, dated August 28, 2012

*Rosiland D. King*

Rosiland King, Co-Trustee of the Revocable Living Trust of Louis Redmond Number 3, dated August 28, 2012

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis Redmond and Rosiland King, as Co-Trustees of the Revocable Living Trust of Louis Redmond Number 3, dated August 28, 2012, 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.

Given under my hand and official seal, this 28th day of June, 2013.

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by

Jacqueline D. Opyd of URBAN & BURT, LTD.  
5320 W. 159th St., Oak Forest, IL 60452



VILLAGE OF ROBBINS  
Exempt Real Estate Transfer Stamp

Date:  
1107

7/2/13



# UNOFFICIAL COPY

## STATEMENT OF GRANTOR/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 6/28/13 Signature: Louis Redmond  
Grantor or Agent

Subscribed and sworn to before me by the said LOUIS REDMOND this 28 day of June, 2013  
Notary Public [Signature]

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 title to real estate under the laws of the State of Illinois.

Dated 6/28/13 Signature: Louis Redmond  
Grantee or Agent

Subscribed and sworn to before me by the said LOUIS REDMOND this 28 day of June, 2013  
Notary Public [Signature]

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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.