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DEED IN TRUST QUIT CLAIM

Mail To:
Michael J. Boyd ✓
1580 S. Milwaukee Ave., #600
Libertyville, IL 60048

Doc#: 1323145009 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2013 08:53 AM Pg: 1 of 4

THE GRANTOR, **MICHAEL
BILBO and CAROLE BILBO**,
husband and wife, of the Village of

Elmwood Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid.

CONVEYS and QUIT CLAIMS unto **MICHAEL T. BILBO**, as trustee of the **Michael T. Bilbo Revocable Trust Agreement dated June 10, 2013**, and **CAROLE G. BILBO**, as trustee of the **Carole G. Bilbo Revocable Trust Agreement dated June 10, 2013**, of the Village of Elmwood Park, County of Cook, in the State of Illinois, all Interest in the following Real Estate situated in the Village of Elmwood Park, County of Cook, in the State of Illinois, to wit:

Lot 27 in Block 48 in Westwood, being Mills and Sons Subdivision in the west 1/2 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. ✓

Address: 2637 N. 76th Court, Elmwood Park, IL 60707 ✓
PIN: 12-25-314-005 ✓

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

yes
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In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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 grantors aforesaid have hereunto set their hands and seals this 15th day of June, 2013.

Michael Bilbo (Seal) Carole Bilbo (Seal)
Michael Bilbo **Carole Bilbo**

Michael T. Bilbo, as trustee, & Carol G. Bilbo, as trustee 2637 N. 76th Court, Elmwood Park, IL 60707
 Name of Grantee & Taxpayer Address of Grantee & Taxpayer

This Document Prepared by: Michael J. Boyd, 1580 S. Milwaukee Ave., #600, Libertyville, IL 60048

This conveyance must contain the name and address of the grantee. (Ch. 34:3-5026), name and address for tax billing, (Ch. 34.3-5020) and name and address of person preparing the instrument. (34:3-5022)

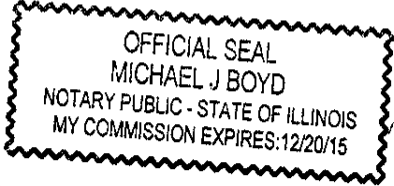
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STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MICHAEL BILBO and CAROLE BILBO**, husband and wife, 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 10TH day of June, 2013.

Notary Public



 Village of Elmwood Park Real Estate Transfer Stamp **EXEMPT** ✓

State of Illinois
Department of Revenue
Statement of Exemption under Real Estate Transfer Tax Act

I, hereby declare that this deed represents a transaction exempt under provisions of Paragraph e, Section 31-45, of the Real Estate Transfer Tax Law 35ILCS 200131.

Dated this 10TH day of June, 2013

Buyer-Seller or their Representative

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000
FAX: (312) 621-5033

STATEMENT BY GRANTOR AND GRANTEE

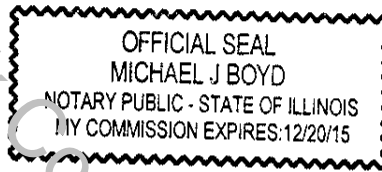
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated June 10, 2013, _____ Signature: Michael Bilbo
Grantor or Agent

Subscribed and sworn to before me by the
said Michael Bilbo

this 10th day of June
2013

Notary Public



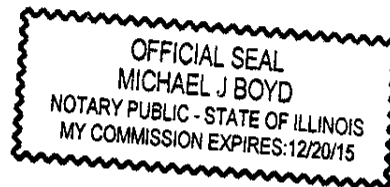
The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated June 10, 2013, _____ Signature: Carol Bilbo
Grantee or Agent

Subscribed and sworn to before me by the
said Carol Bilbo

this 10th day of June
2013

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.

[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.]