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DEED IN TRUST (ILLINOIS)

Doc#: 1328150027 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2013 11:27 AM Pg: 1 of 4

**THE GRANTOR,
Luisa H. Tennant,
an unmarried person**

of Cook County and State of Illinois for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **Luisa H. Tennant, as Trustee of the Luisa H. Tennant Trust dated November 15, 2002, as amended**, of 1470 Jefferson Street, Unit 406, Des Plaines, Illinois 60016, and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Unit 406 together with its undivided percentage interest in the common elements in Jefferson Square Condominium as delineated and defined in the Declaration recorded as Document No. 89549394, as amended, in Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: 09-17-410-013-1022

Address of real estate: 1470 Jefferson Street, Unit 406, Des Plaines, Illinois 60016

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.
Exempt deed or instrument eligible for recording without payment of tax.

9/9/2013
Date

Luisa Tennant
Grantor/Grantee

Karen A. Yarbrough 9/9/13
City of Des Plaines

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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,

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or any interest therein, 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 or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 198 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 complied with, or to inquire 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 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 into 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 person 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, refusal of the Trustee herein named, to act, or upon his removal from the County, then a Successor Trustee is hereby 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.

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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 9th day of September 2013

Luisa H. Tennant
Luisa H. Tennant

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Luisa H. Tennant, an unmarried person, personally known to me to be the same person whose name 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 9th day of September 2013

Commission expires 6/23, 2017

[Signature]
NOTARY PUBLIC

This instrument was prepared by: Jeffrey S. McDonald, 216 West Higgins Road, Park Ridge, IL 60068

MAIL TO:

Jeffrey S. McDonald
216 West Higgins Road
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILL TO:

Luisa H. Tennant
1470 Jefferson, Unit 406
Des Plaines, IL 60016



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm 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: 9/12/2013Signature Luis H. Termonat
Grantor or Agent

Subscribed and sworn to before me
this 9th day of SEPTEMBER, 2013.

Notary Public [Signature]

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

Dated: 9/9/13Signature Luis Termonat
Grantee or Agent

Subscribed and sworn to before me
this 9th day of SEPTEMBER, 2013.

Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)