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Doc#: 1405647009 Fee: \$44.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/25/2014 01:17 PM Pg: 1 of 4

Mail Tax Bills To:

(Grantee)

MR. & MRS. DAVID L. PHILLIPS
2017 Collett Lane
Flossmoor, IL 60422

DEED IN TRUST

THIS INDENTURE WITNESSETH That DAVID L. PHILLIPS, as Trustee, under the provisions of a trust agreement dated September 13, 2000, and known as the DAVID L. PHILLIPS TRUST, of 2017 Collett Lane, Flossmoor, Cook County, in the State of Illinois 60422, and ELAINE J. PHILLIPS, as Trustee, under the provisions of a trust agreement dated September 13, 2000, and known as the ELAINE J. PHILLIPS TRUST, of 2017 Collett Lane, Flossmoor, Cook County, in the State of Illinois 60422 (*Grantors*), CONVEY AND WARRANT to DAVID L. PHILLIPS and ELAINE J. PHILLIPS, as Co-Trustees, under the provisions of a trust agreement dated February 19, 2014, and known as the PHILLIPS FAMILY TRUST, hereinafter referred to as "said Trustee", of 2017 Collett Lane, Flossmoor, Cook County, in the State of Illinois 60422 (*Grantee*), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Cook County, in the State of Illinois, to-wit:

Lot 20 in Block 17 in Flossmoor Park Addition, being a Subdivision of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property ID No.: 32-06-300-041-0000

Commonly known as: (*Grantee's Address*)

2017 Collett Lane

Flossmoor, IL 60422

This instrument is made for the sole purpose of funding the Grantors' Living Trust and is an exempt from Illinois Real Estate Transfer Declaration and transfer tax.

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

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DEED IN TRUST (DAVID L. PHILLIPS TRUST & ELAINE J. PHILLIPS TRUST/PHILLIPS FAMILY TRUST)

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Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 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, 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.

Our duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

IN WITNESS WHEREOF, the said DAVID L. PHILLIPS, as Trustee, under the provisions of a trust agreement dated September 13, 2000, and known as the DAVID L. PHILLIPS TRUST, and ELAINE J.

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STATEMENT BY GRANTOR AND GRANTEE

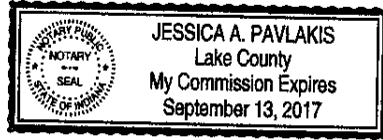
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated: February 19, 2014

Signature: *David L. Phillips*
DAVID L. PHILLIPS

Subscribed and sworn to before me by the said David L. Phillips this 19th day of February, 2014

Notary Public: *Jessica A. Pavlakis*
Jessica A. Pavlakis



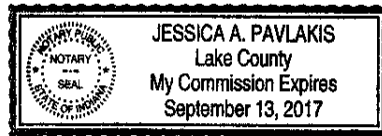
The **Grantee** or his agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 19, 2014

Elaine J. Phillips
ELAINE J. PHILLIPS

Subscribed and sworn to before me by the said Elaine J. Phillips this 19th day of February, 2014

Notary Public: *Jessica A. Pavlakis*
Jessica A. Pavlakis



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 offense.

(Attach to **Deed** or **ABI** to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)