



Doc#: 1418146065 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2014 03:29 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR (NAME AND ADDRESS)

JOHN T. COYNE & MARIE F. COYNE,
husband and wife
119 EDGEBROOK COURT
INDIAN HEAD PARK, ILLINOIS 60525

(The Above Space For Recorder's Use Only)

of the City of Chicago County of COOK, and State of Illinois, in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to

MARIE F. COYNE, as Trustee, under the terms and provisions of a certain DECLARATION OF TRUST dated the 21ST day of DECEMBER, 1992, and AS AMENDED December 19th, 2001, designated as MARIE F. COYNE DECLARATION OF TRUST

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 18-17-313-005-0000

Address(es) of Real Estate: 119 EDGEBROOK COURT, INDIAN HEAD PARK, ILLINOIS 60525

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, 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 199 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 enquire 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 so 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 with 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 persons 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.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County JAMES A. COYNE, her son, and CAROL E. COYNE SCOTTY, her daughter is then appointed as Successor co-Trustees 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

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 26th day of JUNE, 2014

John T. Coyne
JOHN T. COYNE SEAL

Marie F. Coyne
MARIE F. COYNE SEAL

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

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 JOHN T. COYNE and MARIE F. COYNE, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 26th 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 official seal this 26th day of JUNE, 2014

Commission expires JUNE 11, 2016

Robert E. Reidy
NOTARY PUBLIC
"OFFICIAL SEAL"
Robert E Reidy
Notary Public, State of Illinois
My Commission Expires 6/11/2016

This instrument was prepared by: **ROBERT E. REIDY, Attorney at Law ,**
7667 W. 95th Street, #202, Hickory Hills, IL 60457

LEGAL DESCRIPTION

SEE ATTACHED

MAIL TO:

ROBERT E. REIDY, Attorney at Law 7667 W. 95th Street, #202, Hickory Hills, IL 60457

Send Subsequent Tax Bills To:

JOHN T. COYNE & MARIE F. COYNE 119 EDGEBROOK COURT, INDIAN HEAD PARK, ILLINOIS 60525

I HEREBY CERTIFY THAT THE TRANSFER OF INTEREST IN REAL ESTATE CONTAINED HEREIN IS EXEMPT UNDER PARAGRAPH 4(e) OF THE ILLINOIS REAL ESTATE TRANSFER ACT.

Robert E. Reidy Attorney at Law 6/26/14

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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 JUNE 26th, 2014

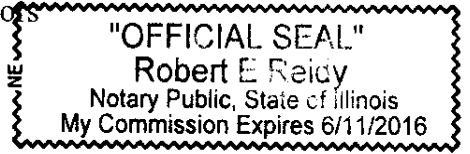
Signature: *John T. Coyne*
Grantor or Agent

Signature: *Marie F. Coyne*
Grantor or Agent

SUBSCRIBED and SWORN TO before me by
the said JOHN T. COYNE & MARIE F. COYNE, Grantors

26th day of JUNE, 2014

Notary Public *Robert E. Reidy*



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

Dated JUNE 26, 2014

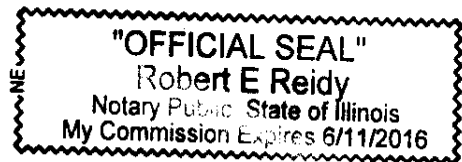
Signature: *Marie F. Coyne*
Grantee or Agent

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN TO before me by
the said MARIE F. COYNE, AS TRUSTEE

this 26th day of JUNE, 2014

Notary Public *Robert E. Reidy*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LEGAL DESCRIPTION RIDER

PARCEL 1: THAT PART OF LOT 20 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20 AND RUNNING THENCE NORTH 02 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, 106.58 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG SAID EAST LINE, 40.43 FEET, TO THE NORTH LINE OF SAID LOT 20 ; THENCE SOUTH 87 DEGREES 06 MINUTES 02 SECONDS WEST, ALONG SAID NORTH LINE, 101.37 FEET; THENCE SOUTH 28 DEGREES 26 MINUTES 26 SECONDS WEST, ALONG SAID NORTH LINE, 49.72 FEET, A POINT ON CURVE ON THE WEST LINE OF SAID LOT 20, SAID LINE BEING THE EAST LINE OF EDGEBROOK COURT; THENCE SOUTHEASTERLY, ALONG SAID WEST LINE ON A CURVE WHOSE CENTER LIES SOUTHWESTERLY AND HAS A RADIUS OF 40.00 FEET, 17.33 FEET, ARC (CHORD BEARING SOUTH 49 DEGREES 08 MINUTES 59 SECONDS EAST, 17.19 FEET, CHORD); THENCE NORTH 53 DEGREES 15 MINUTES 36 SECONDS EAST, 25.09 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 02 SECONDS EAST, 94.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC. A CORPORATION OF ILLINOIS FOR THE PURPOSE OF INGRESS AND EGRESS.