

# UNOFFICIAL COPY



## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, DOROTHY L. GATERS and MARY J. FRANKLIN, married to each other, as tenants in common, 900 N. 3<sup>rd</sup> Avenue, Maywood, IL 60153 Cook County, State of Illinois, for and in consideration of Ten (\$10.00) and no/100 Dollars, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby GRANT and CONVEY as follows:

FIFTY PERCENT (50%) of the total undivided interest to DOROTHY L. GATERS, as Trustee under a certain Trust Agreement dated June 9, 2014 and known as the DOROTHY L. GATERS TRUST as Grantee; and FIFTY PERCENT (50%) of the total undivided interest to MARY J. FRANKLIN, as Trustee under a certain Trust Agreement, dated June 9, 2014 and known as the MARY J. FRANKLIN TRUST as Grantee; said beneficial interests to be held not as joint tenants or as tenants in common but as TENANTS BY THE ENTIRETY, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, of 900 N. 3<sup>rd</sup> Avenue, Maywood, IL 60153, the following described real estate. (See reverse side for legal description.)

Doc#: 1419048094 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2014 12:13 PM Pg: 1 of 3

This transfer is exempt pursuant to 35 ILCS 305/4(e) and 5 ILCS 312/3-102 (b)(1)(ii) 5, SECTION (B) OF THE VILLAGE OF MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

\_\_\_\_\_  
Attorney for Grantor

Date: 06/09/14  
Karla Skora  
AUTHORIZED SIGNATURE

7-9-14  
DATE

Permanent Index Number (PIN): 15-02-319-011-0000; 15-02-319-012-0000

Address(es) of Real Estate: 900 N. 3<sup>rd</sup> Avenue, Maywood, IL 60153

TO HAVE AND TO HOLD the said real estate with the 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 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 that 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,

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that he or they were duly appointed and are fully vested 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.

4. In the event of the inability or refusal of the Trustee herein named, to act, or upon their removal from the County, DOROTHY L. GATERS and/or MARY J. FRANKLIN, is then appointed as Successor Trustee 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.

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 9<sup>th</sup> day of June, 2014.

Dorothy L. Gaters (SEAL)  
DOROTHY L. GATERS

Mary J. Franklin (SEAL)  
MARY J. FRANKLIN

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 DOROTHY L. GATERS and MARY J. FRANKLIN, married to each other, 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 OFFICIAL SEAL, this 9<sup>th</sup> day of June, 2014

SEAL



[Signature]  
Notary Public

This instrument prepared by: JAMES E. McMAHON, 1111 South Boulevard, Oak Park, Illinois 60302

### Legal Description

LOTS 11 AND 12 IN BLOCK 252 IN MAYWOOD IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### RETURN TO:

James E. McMahon  
Attorney at Law  
1111 South Boulevard  
Oak Park, IL 60302

### MAIL TAX BILLS TO:

MARY J. FRANKLIN  
900 N. 3<sup>rd</sup> Avenue  
Maywood, IL 60153

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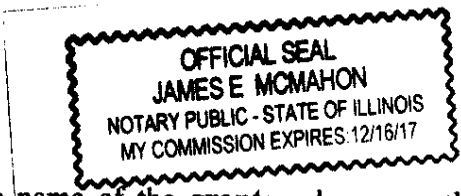
## STATEMENT BY GRANTOR AND GRANTEE

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 9, 2014

Signature: Mary J. Franklin  
Grantor or Agent

Subscribed and sworn to before me  
By the said Mary J. Franklin  
This 9th day of June, 2014  
Notary Public \_\_\_\_\_

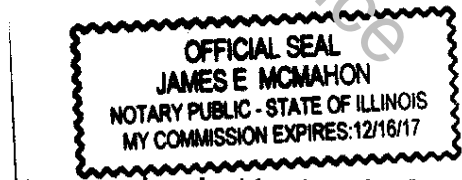


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date June 9, 2014

Signature: Jarald L. Gates  
Grantee or Agent

Subscribed and sworn to before me  
By the said Jarald L. Gates  
This 9th day of June, 2014  
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.)