UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS

MICHAEL G. SKEEN and

LOIS A. PIERCE,
of the Village of Orland Hills, Cook

County, State of Illinois, for and in
consideration of a en Dollars,
and other good and valuable
considerations in hard raid,

Conveys/QUITCLAIMS to:



Doc#: 1419908146 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 07/18/2014 11:44 AM Pg: 1 of 4

MICHAEL G. SKEEN and LOIS A. PIERCE

8848 Hickory Drive

Orland Hills. IL 60487

as trustees, a 50% share to each trust hereafter named, under the provisions of their individual trust agreements dated July 9, 2014, and known as THE MICHAEL G. SKEEN DECLARATION OF TRUST and the LOIS A. PIERCE DECLARATION OF TRUST, respectively, and to all and every successors in trust under the trust agreements, the following described real estate in Cook County, Illinois:

SEE ATTACHED EXHIBIT A - THI: LEGAL DESCRIPTION

Real Estate Address:

8848 Hickory Hills Drive, Orland Hills, i'. 60487

Property Index Number: 21-21-0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted pursuant to the trust agreements to the trustees to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as rater as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either vith or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof, and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

UNOFFICIAL COPY

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 by this deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested v (t), all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, 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 each ngs, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate is such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, p ovicing for the exemption of homesteads from sale on execution or otherwise.

The grantors ha	ave signed this deed on July .	2014.
		MICHAEL G. SKEEN
		Pais a Richee
		LOIS A. PIERCE
STATE OF ILLINOIS)) ss.	0/4/
COOK COUNTY)	
1		

I am a notary public for the County and State above. I certify MICHAEL G. SKEEN and LOIS A. PIERCE personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: July 9, 2014

OFFICIAL SEAL
JENNIFER HEEMSTRA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/11/17

Dennia Leentha Motary Public

> Name and address of grantee and send future tax bills to: MICHAEL G. SKEEN and LOIS A. PIERCE, 8848 Hickory Hills Drive, Orland Hills, IL 60487

This deed was prepared by and mail to: Peter M. Murphy, 11800 S. 75th Avenue, Suite 101, Palos Heights, IL 60463

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 200/31-45 of the Real Estate Transfer Law.

Signed: Signed

Dated:	 ola	c1	2014	
	_)			

1419908146 Page: 3 of 4

UNOFFICIAL COPY

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: July 9, 2014

Signature ___

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID <u>MICHAEL G. SKEEN</u> THIS 9th DAY OF July,

2014.

NOTARY PUBLIC

OFFICIAL SEAL
JENNIFER HEEMSTRA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EVERES OF ILLINOIS

The grantee 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.

Leeusth

Dated: July 9, 2014

Signature /

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID <u>MICHAEL G. SKEEN</u>

THIS 9th DAY OF July,

2014.

NOTARY PUBLIC

OFFICIAL SEAL
JENNIFER HEEMSTRA
NOTARY PUBLIC - STATE OF ILLINOIS

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and 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}

1419908146 Page: 4 of 4

UNOFFICIAL COPY

Exhibit "A" - THE LEGAL DESCRIPTION

LOT 60 IN WESTWOOD PHASE 1 BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTH EAST ½ OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 8848 Hickory Drive, Orland Hills, Illinois 60487

P.I.N.: 27-27-217-014-9000