

UNOFFICIAL COPY

This instrument prepared by:

Robert W. Kaufman
Fischel & Kahn, Ltd.
155 N. Wacker Dr., Suite 1950
Chicago, Illinois 60606

After recording, mail to:
BOX 345



Doc#: 1420417059 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2014 10:33 AM Pg: 1 of 4

Above Space for Recorder's Office

DEED IN TRUST

THE GRANTOR, TIMOTHY J. O'BRIEN, a single man, 3828 N. Janssen Avenue, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and quitclaims to Timothy J. O'Brien, as trustee, under the terms and provisions of a certain Trust Agreement dated the 3rd day of July, 2014, and designated as the Timothy J. O'Brien Trust, 3828 N. Janssen Avenue, Chicago, IL 60613, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

THE SOUTH 1/2 OF LOT 11 AND THE NORTH 10 FEET OF LOT 12 IN BLOCK 5 IN LAKEVIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 14-20-106-029-0000
Address: 3828 N. Janssen Avenue, Chicago, IL 60613-2822

TO HAVE AND TO HOLD said real estate and appurtenances thereon 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 herein, 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 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

UNOFFICIAL COPY

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.

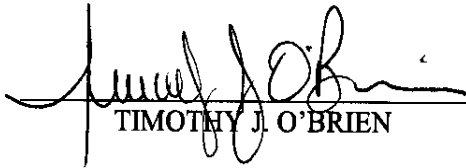
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, THOMAS J. O'BRIEN 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.

IN WITNESS WHEREOF, the Grantor, has executed this Deed on the 11 day of July, 2014.


TIMOTHY J. O'BRIEN

REAL ESTATE TRANSFER TAX 23-Jul-2014



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

14-20-106-029-0000 | 20140701614431 | 0-804-032-640

Exempt under provisions of Paragraph (e), Section 4,
Real Estate Transfer Tax Act.

7/11/14

Date



Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX 23-Jul-2014



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-20-106-029-0000 | 20140701614431 | 2-072-547-456

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 21, 2014

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said attorney/agent this 21st day of July 2014

Notary Public _____



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.

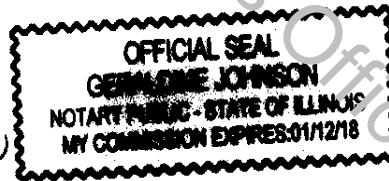
Dated: July 21, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said attorney/agent this 21st day of July 2014

Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of 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]