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DEED IN TRUST

(Illinois)

2014-02696 PT 3 of 3

Doc#: 1423749064 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2014 01:07 PM Pg: 1 of 2

MAIL TO:

Attorney at Law
James DeBruyn
15252 South Harlem Avenue
Orland Park, IL 60462

NAME & ADDRESS OF TAXPAYER:

State Bank of Countryside
Trust No. 14-3277
6724 Joliet Road
Countryside, IL 60435
14646 WESTWOOD DRIVE
ORLAND PARK IL 60462

PREMIER TITLE

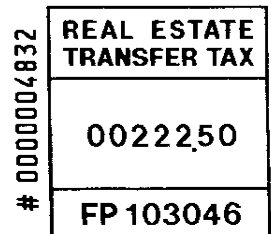
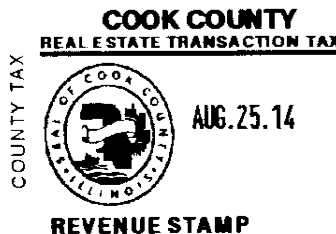
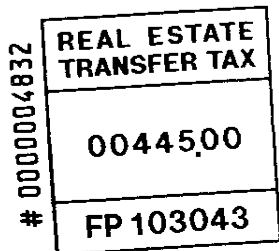
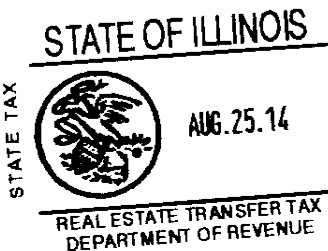
GRANTOR(S), J. Thomas Eller and Kathleen M. Eller, husband and wife for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto State Bank of Countryside, as Trustee under the provisions of a Trust Agreement dated the 8th day of August, 2014, and known as Trust No. 14-3277 and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 2 1/2 FEET OF LOT 60 AND ALL OF LOT 59 IN BLOCK 24 IN WESTERN SPRINGS RESUBDIVISION OF EAST HINSDALE IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 18-06-208-033-0000
Property Address: 4035 Forest Avenue, Western Springs, IL 60558

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 the present or in the 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 and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew 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 said premises or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.



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In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or 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, mortgage, lease 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, lease 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, lease, mortgage 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 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.

And the said grantor(s) hereby waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 19th day of August, 2014.

J. Thomas Eller
J. Thomas Eller

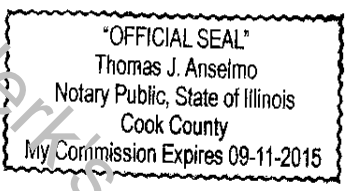
Kathleen M. Eller
Kathleen M. Eller

STATE OF Illinois
COUNTY OF DuPage

The foregoing instrument was acknowledged before me this August 19, 2014 by J. Thomas Eller and Kathleen M. Eller, husband and wife

Thomas J. Anselmo Notary Public

My commission expires 9-11-15



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph _____ Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
Freedman Anselmo Lindberg LLC
1771 W. Diehl Road, Suite 250
Naperville, IL 60563

Signature: _____

RE584

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111