

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



MAIL TO:

Thomas E. Rosensteel & Associates, Ltd.  
555 S. Randall Road, Ste. 206  
St. Charles, Illinois 60174

Doc#: 1426813065 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2014 03:09 PM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER  
& GRANTEE:

James J. Grogan and Lynn Grogan  
639 South Elmwood Avenue  
Oak Park, Illinois 60304

Grantors, James J. Grogan and Lynn Grogan, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100's Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and quit claim unto James J. Grogan and Lynn Grogan, as Co-Trustees under the provisions of the James J. Grogan and Lynn Grogan Trust dated the 10th day of July, 2014 (hereinafter referred to as "said Trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 12 AND THE NORTH 20 FEET OF LOT 13 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN S.T. GINDERSON AND SONS' OAK PARK, A SUBDIVISION OF THE EAST HALF OF LOT 4 IN SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for the year 2014 and subsequent years; covenants, conditions, restrictions, easements and building lines of record; and Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

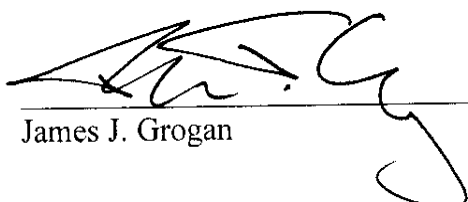
EXEMPTION APPROVED

CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

Permanent Index Number(s): 16-18-214-026-0000  
Property Address: 639 South Elmwood Avenue, Oak Park, Illinois 60304-1412

And the said 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, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 10th day of July, 2014.

 (SEAL)  
James J. Grogan

 (SEAL)  
Lynn Grogan

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that James J. Grogan and Lynn Grogan, 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 notarial seal this 10<sup>th</sup> day of July, 2014.

**EXEMPTION APPROVED**

*CML*  
**CRAIG M. LESNER, CFO**  
**VILLAGE OF OAK PARK**

*[Signature]*  
Notary Public  
**OFFICIAL SEAL**  
**THOMAS E. ROSENSTEEL**  
Notary Public - State of Illinois  
My Commission Expires Sep 17, 2015  
My Commission expires:

THIS TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, ILLINOIS COMPILED STATUTES, CHAPTER 35 ILCS, PARAGRAPH 200/31-45.

Dated: July 10<sup>th</sup>, 2014

*[Signature]*  
James J. Grogan  
*[Signature]*  
Lynn Grogan

This instrument prepared by:

Thomas E. Rosensteel & Associates, Ltd.  
555 S. Randall Road, Ste. 206  
St. Charles, IL 60174

**UNOFFICIAL COPY****EXHIBIT "A"**

TO DEED IN TRUST DATED JULY 10, 2014

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 present or 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 100 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.

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 the 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.

EXEMPTION APPROVED

*Craig M. Lesner*  
**CRAIG M. LESNER, CFO**  
**VILLAGE OF OAK PARK**

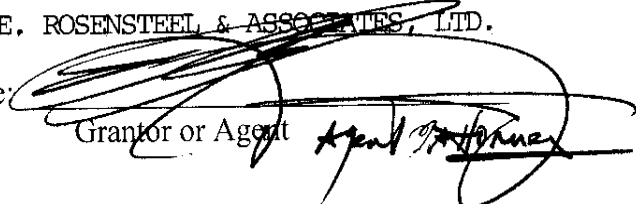
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## STATEMENT BY GRANTOR AND GRANTEE

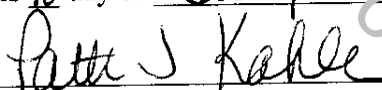
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

THOMAS E. ROSENSTEEL & ASSOCIATES, LTD.

Dated: July 10, 2014

Signature:   
Grantor or Agent

Subscribed and Sworn to before me  
this 10<sup>th</sup> day of July, 2014.

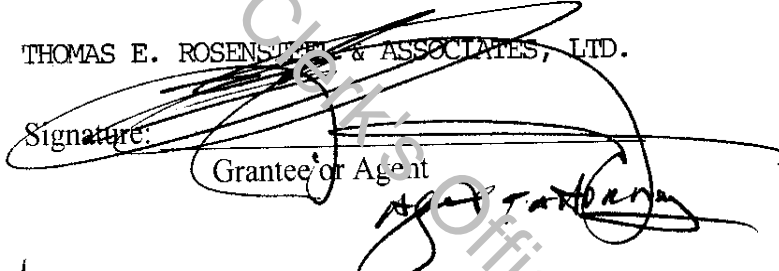
  
Notary Public



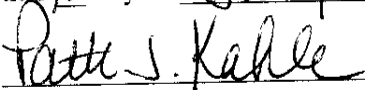
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

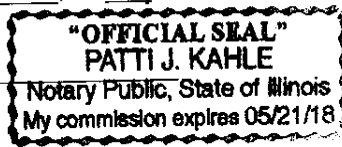
THOMAS E. ROSENSTEEL & ASSOCIATES, LTD.

Dated: July 10, 2014

Signature:   
Grantee or Agent

Subscribed and Sworn to before me  
this 10<sup>th</sup> day of July, 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.

(Attached 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.)