

UNOFFICIAL COPY

DEED IN TRUST

This Indenture Witnesseth, that the Grantor Daniel J. Reed and Karen J. Reed, Of the County of Cook and State of ILLINOIS for and in consideration of ten dollars (\$10.00) in hand paid, convey(s) and warrant(s) unto

Daniel James Reed and Karen Jane Reed, as Trustee under the provisions of a trust agreement known as DANIEL JAMES REED AND KAREN JANE REED JOINT TENANCY TRUST, dated August 19,

2014, the beneficial interest of said trust being held by Daniel James Reed and Karen Jane Reed, 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, commonly known as 9241 W. 170th Orland Hills, IL 60487, legally described as:

LOT 123 IN RIDGEGATE UNIT 7, A SUB-DIVISION OF PART OF THE SOUTH EAST ¼ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-27-112-009 ✓

PROPERTY ADDRESS: 9241 W. 170th Street, Orland Hills, IL 60487 ✓

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.

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 there under; (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



Doc#: 1427419110 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2014 12:25 PM Pg: 1 of 5

S yes
P 5/14
S /
M yes
SC yes
E no
INT h

S y
P /
M n
A y
C y
E no
INT mp

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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 hereby expressly waives 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.

STATEMENT OF EXEMPTION

We, Daniel J. Reed and Karen J. Reed, certify that this transfer is EXEMPT FROM TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e), PROPERTY TAX CODE.

Daniel J. Reed August 19, 2014
Daniel J. Reed DATE

Karen J. Reed August 19, 2014
Karen J. Reed DATE

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IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set hand(s) and seal(s) this 19 day of August, 2014.

Daniel J. Reed (SEAL)
Daniel J. Reed

Karen J. Reed (SEAL)
Karen J. Reed

State of ILLINOIS)
) SS
County of DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL J. REED and KAREN J. REED, are personally known to me to be the same people 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, and as the free and voluntary act of the said Trust, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 19th day of AUGUST, 2014.

Notary Public: KEVIN O'FLAHERTY



My Commission Expires: 3/9/16

Prepared By:
Kevin O'Flaherty of O'Flaherty Law, P.C.; 5002 Main Street, Ste. 201., Downers Grove, Illinois 60515.

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RETURN RECORDED DEED TO:

O'Flaherty Law, P.C.
5002 Main Street, Ste. 201
Downers Grove, IL 60515

MAIL SUBSEQUENT TAX BILLS TO:

Daniel and Karen Reed
9241 W. 170th Street
Orland Hills, IL 60487

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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 September 3, 2014

Signature: _____

Grantor or Agent

Subscribed and sworn to before

me by the said Daniel James Reed and Karen Jane Reed

this 3rd day of September, 2014

Notary Public _____



The grantee or his/her 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.

Dated September 3, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before

me by the said DANIEL JAMES REED and KAREN JANE REED JOINT TENANCY TRUST

this 3rd day of September, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)