

UNOFFICIAL COPY



DEED IN TRUST

THE GRANTOR, MICHELE SNEED-GRIFFIN (formerly known as Michele M. Griffin), divorced and not remarried, of 475 Maple, Winnetka, County of Cook, Illinois 60093, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto MICHELE SNEED-GRIFFIN, of 475 Maple, Winnetka, County of Cook, Illinois 60093, not individually, but as trustee of the Michele Sneed-Griffin Declaration of Trust dated October 24, 2014, and unto any successor or successors in trust under that Trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

Doc#: 1430050004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2014 10:50 AM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

LOT 2 IN GAULER AND BEDACHT'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 38 IN WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO: 05-21-116-002-0000

ADDRESS OF PROPERTY: 475 Maple, Winnetka, Illinois 60093

Exempt under the provisions of Cook County transfer tax ordinance

Date: Oct. 24, 2014

By:

Michele Sneed-Griffin
Buyer, Seller or Representative

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

Date: Oct. 24, 2014

By:

Michele Sneed-Griffin
Buyer, Seller or Representative

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate;

including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth.

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Full power and authority are hereby granted to the trustee 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 the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the 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 premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the 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, to see that the terms of the trust hereby created or of the Trust have been complied with or 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 Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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 a successor or successors in trust, the successor or successors in trust shall 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.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

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And the Grantor hereby expressly waives and releases 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.

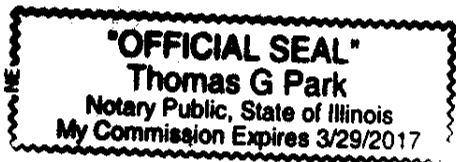
IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on this 24 day of October, 2014.

Michele Sneed-Griffin
MICHELE SNEED-GRIFFIN, as Grantor

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Thomas G Park, Notary Public, hereby certify that MICHELE SNEED-GRIFFIN, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 24th day of October, 2014.



Thomas G. Park
Notary Public

My commission expires 3/29/2017

This instrument was prepared by and after recording return to:

Thomas G. Park, Esq.
Park & Park LLP
1000 Skokie Blvd., Suite 255
Wilmette, IL 60091

Grantee's address for subsequent tax bills:

Michele Sneed-Griffin, as Trustee
475 Maple
Winnetka, Illinois 60093

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STATEMENT BY GRANTOR AND GRANTEE

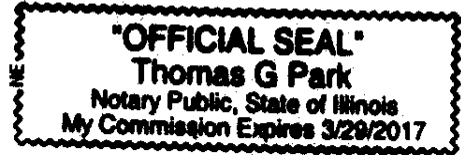
The grantor, or his or her agent, affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: Oct. 24, 2014

Signature: Michele Sneed-Griffin
Grantor or Agent
Michele Sneed-Griffin

Subscribed and sworn to before me by the said Michele Sneed-Griffin this 24th day of October, 2014.

Notary Public Thomas G. Park



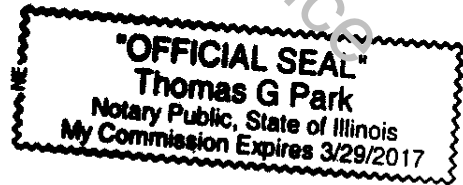
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Oct. 24, 2014

Signature: Michele Sneed-Griffin
Grantee or Agent
Michele Sneed-Griffin, trustee of the Michele Sneed-Griffin Declaration of Trust dated October 24, 2014

Subscribed and sworn to before me by the said Michele Sneed-Griffin, trustee aforesaid, this 24th day of October, 2014.

Notary Public Thomas G. Park



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.)