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Doc#: 1430257156 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2014 02:32 PM Pg: 1 of 6



Doc#: Fee: \$12.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2014 02:32 PM Pg: 0

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor Premier Investors Group, LLC, an Illinois limited liability company, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and quit claims unto the FIRST COMMUNITY BANK AND TRUST, an Illinois Banking Corporation, 1111 Dixie Highway, Beecher, Illinois, 60401, duly authorized to accept and execute trusts in the State of Illinois, as Trustee under the provisions of a Trust Agreement dated the 28th day of August, 2014, and known as Trust Number 2014-0459, the following described real estate in the County of Cook State of Illinois to wit:

SEE ATTACHMENT WITH LEGALS, ADDRESSES AND PIN'S

PERMANENT TAX NUMBER:

STREET ADDRESS:

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 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 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 considerations as it would be lawful for any person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, 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 the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see

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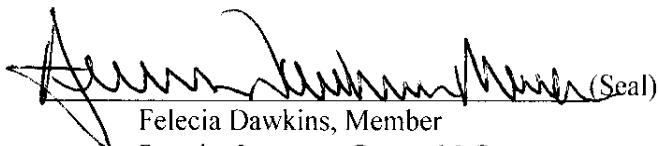
that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, mortgage, lease or other instrument executed by said Trustee 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 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 all amendments 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.

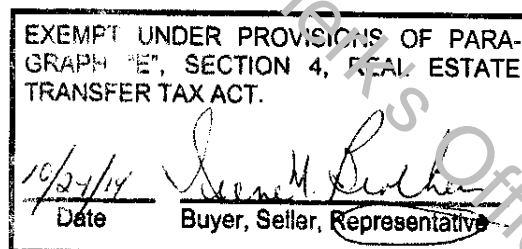
The interest of each and every beneficiary hereunder and all persons claiming under them shall be in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such.

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.

The Deed in Trust is given by Grantor as a deed in Lieu of Foreclosure. It is the purpose and intent of Grantor and Grantee that the interest of Grantee shall not merge with the interests of Lender under the Mortgage.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 30th day of SEPT., 20 14.

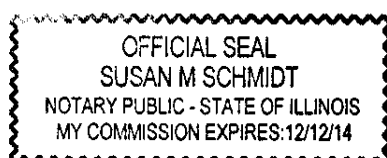
 (Seal)
Felecia Dawkins, Member
Premier Investors Group, LLC

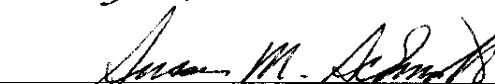


STATE OF ILLINOIS
County of Cook SS

I, the, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Felecia Dawkins, Member personally known to me to be the same persons whose name 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 this 30th day of September, 20 14.




Notary Public

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Mail this recorded instrument to:
First Community Bank and Trust
P. O. Box 457
Beecher, IL 60401

Mail tax bills to:
First Community Bank and Trust
P. O. Box 457
Beecher, IL 60401

This instrument prepared by: Irene M. Brothers, First Community Bank and Trust, P. O. Box 457, Beecher, IL.

Property of Cook County Clerk's Office

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ATTACHMENT LEGAL DESCRIPTIONS

LOTS 16 AND 17 IN BLOCK 1 IN WOODLAWN SUBDIVISION TO WEST HAMMOND, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 30-08-203-014-0000

ADDRESS: 501 GORDON AVENUE, CALUMET CITY, ILLINOIS

LOT 8 IN BLOCK 6 IN GOLD COAST ADDITION BEING A SUBDIVISION OF PARTS OF THE WEST HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1926 AS DOCUMENT NUMBER 9326191 IN COOK COUNTY, ILLINOIS.

PIN: 30-20-308-023-0000

ADDRESS: 1522 FOREST AVENUE, CALUMET CITY, ILLINOIS

LOT 32 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 5 FEET OF LOT 31, IN BLOCK 4, CRYER'S CALUMET CENTER ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-12-104-036-0000

ADDRESS: 274 CHAPPEL AVENUE, CALUMET CITY, ILLINOIS

LOT 15, (EXCEPT THE SOUTH 15 FEET THEREOF) AND ALL OF LOT 14 AND LOT 13 (EXCEPT THE NORTH 20 FEET THEREOF) IN BLOCK 9 IN CRYER'S CALUMET CENTER ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-12-123-048-0000

ADDRESS: 394 PAXTON AVENUE, CALUMET CITY, ILLINOIS

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LOT 23 AND THE NORTH 1/2 OF LOT 24 IN BLOCK 2 IN FULCHER'S ADDITION TO HAMMOND, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF MICHIGAN CENTRAL RAILROAD OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 30-08-104-050-0000

ADDRESS: 407 HIRSCH AVENUE, CALUMET CITY, ILLINOIS

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AS LOT EIGHTEEN (18) IN BLOCK NO. TWO (2), IN GOLD COAST MANOR SUBDIVISION, UNIT NUMBER TWO, BEING A RESUBDIVISION OF PART OF GOLD COAST MANOR SUBDIVISION, A SUBDIVISION OF THE WEST HALF (W 1/2) OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREFO, RECORDED MARCH 27, 1957, AS DOCUMENT NUMBER 16860695 IN COOK COUNTY, ILLINOIS.

PIN: 30-20-117-049-0000

ADDRESS: 1373 FOREST AVENUE, CALUMET CITY, ILLINOIS

LOT 26 IN BLOCK 1 IN CRYER'S STATE STREET ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-12-203-017-0000

ADDRESS: 295 OGLESBY AVENUE, CALUMET CITY, ILLINOIS

REAL ESTATE TRANSFER TAX



45940

Calumet City • City of Homes \$

10/29/14
Exempt

REAL ESTATE TRANSFER TAX



45939

Calumet City • City of Homes \$

10/29/14
Exempt

REAL ESTATE TRANSFER TAX



45938

Calumet City • City of Homes \$

10/29/14
Exempt

REAL ESTATE TRANSFER TAX



45937

Calumet City • City of Homes \$

10/29/14
Exempt

REAL ESTATE TRANSFER TAX



45936

Calumet City • City of Homes \$

10-29-14
Exempt

REAL ESTATE TRANSFER TAX



45935

Calumet City • City of Homes \$

10-29-14
Exempt

REAL ESTATE TRANSFER TAX

45934



Calumet City • City of Homes \$

10-29-14
Exempt

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STATEMENT BY GRANTOR AND GRANTEE

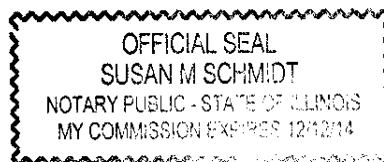
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: October 20, 2014

Signature

Irene M. Brothers
(Grantor or agent)

Subscribed and sworn to before me
by the said Irene M. Brothers
this 20th day of October, 2014.



Notary Public

Susan M. Schmidt

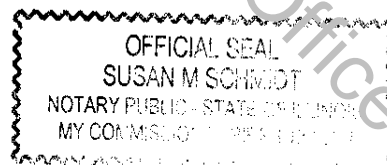
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: October 20, 2014

Signature

Irene M. Brothers
(Grantee or agent)

Subscribed and sworn to before me
by the said Irene M. Brothers
this 20th day of October, 2014.



Notary Public

Susan M. Schmidt

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)