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QUIT CLAIM DEED IN TRUST

THIS INDENTURE made this
15th day of November, 2014,
BY AND BETWEEN
DAVID E. ZYER and CONNIE R.
ZYER, husband and wife, as joint
tenants ("Grantors"), whose
address is 1321 William Street,
River Forest, Illinois 60305 and
CONNIE R. ZYER (the
"Trustee") of the CONNIE R.
ZYER LIVING TRUST DATED
AUGUST 12, 1993 (the "Trust
Agreement") (the "Grantee"),
which has an address of 1321
William Street, River Forest,
Illinois 60305.



Doc#: 1433644078 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2014 03:43 PM Pg: 1 of 5

WITNESSETH, that said Grantors, in consideration of the sum of Ten and No/100s (\$10.00) dollars, and other good valuable consideration in hand paid do hereby convey and quit-claim unto said Grantee, the following described real estate situated in Cook County, Illinois to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Address of Property: 1325 William Street, River Forest, Illinois 60305

Real Estate Tax Identification Number: 15-01-220-006-0000

TO HAVE AND TO HOLD the real estate 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 real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 review 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

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reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of said county) 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 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 said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 his, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Connie R. Zyer nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said parties shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in their name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only as provided in the Trust Agreement, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreement shall have any title or interest, legal or equitable, in or to said real estate.

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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 exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, said Grantors have caused this Deed to be executed the day and year first written above.

David E. Zyer
DAVID E. ZYER

Connie R. Zyer
CONNIE R. ZYER

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT David E. Zyer and Connie R. Zyer, 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 and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of November, 2014.

Margaret F. Kenny
Notary Public

My Commission Expires:
1-24-2016



This instrument was prepared by and when recorded, return to:
Dina A. Bradford, Esq.
Krasnow Saunders Kaplan & Beninati LLP
500 North Dearborn Street
2nd Floor
Chicago, IL 60654

EXEMPT UNDER PARAGRAPH E,
SECTION 31-45 OF REAL ESTATE
TRANSFER TAX ACT

David E. Zyer
Grantor, Grantee or Representative
Dated: November 25, 2014

Name and Address of Taxpayer:
Connie R. Zyer, as Trustee
1321 William Street
River Forest, IL 60305

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EXHIBIT A
LEGAL DESCRIPTION

LOT 13 IN PRIORITY ESTATES OF RIVER FOREST, A SUBDIVISION OF THE SOUTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1325 WILLIAM STREET, RIVER FOREST, ILLINOIS 60305

PIN: 15-01-220-006-0000

Property of Cook County Clerk's Office

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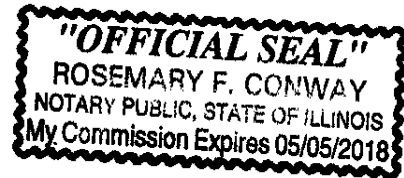
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated NOVEMBER 15, 2014

Signature: David E. Zyer Connie R. Zyer
Grantor or Agent

Subscribed and sworn to before me
By the said David E. Zyer Connie R. Zyer
This 15 day of November, 2014
Notary Public Rosemary F. Conway

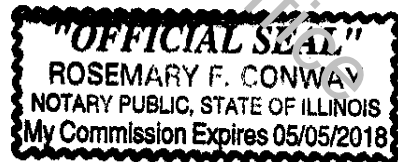


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date November 15, 2014

Signature: Connie R. Zyer
Grantee or Agent

Subscribed and sworn to before me
By the said Connie R. Zyer
This 15 day of November, 2014
Notary Public Rosemary F. Conway



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.)

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