INOFFICIAL COP

GRANTOR, Thomas Joyce, a married man, of 5013 W. 121st Place, Alsip, Illinois 60803

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEYS and WARRANTS to: Michael T. Joyce and Daniel J. Joyce, Trustees of the Thomas Joyce Irrevocable Trust dated November 5, 2014, of 5013 W. 121st Place, Alsip, Illinois 60803, and to any and all successors as Trustee appointed under aid Trust Agreement, or who may be legally appointed, the following described real estate:



Doc#: 1434555142 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 12/11/2014 01:11 PM Pg: 1 of 3

For Recorder's Use

LOT 41 IN LARAMIE SQUAR'S UNIT 3, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-28-219-025-0000

Commonly known as: 5013 W. 121st Place, Alsig, It'inois 60803

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divide or subdivide 1. the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from article to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration, given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
- The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of 3. the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is WILLAGE OF SIRVE in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with Manager REAGESTATE" import, in compliance with the statute of the State of Illinois in such case made and provided.

TRANSFER TAX

1434555142 Page: 2 of 3

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this gift day of Nov., 2014.

Thomas Joyce

Rita M. Joyce, married to Thomas Joyce, for the purpose of waiving homestead rights

STATE OF ILLINOIS)
COUNTY OF Dirage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Thomas Joyce and Rita M. Joyce, 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 a knowledged 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 my hand and seal this 2/5+ day of Nauk 601 2014.

OFFICIAL SEAL
DIANE B COOK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/17/2016

Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,

(Property Tax Code, Real Estate Transfer Tax Law)

Date

Deed prepared by:

Huck Bouma PC Audrey J. Skiera 1755 S. Naperville Road, #200 Wheaton, Illinois 60189 Send tax bill to:

Michael T. Joyce and Daniel J. Joyce, Trustees 5013 W. 121st Place

Alsip, Illinois 60803

After recording return to:

Huck Bouma PC Audrey J. Skiera 1755 S. Naperville Road, #200 Wheaten J. 60189

Wheaton, IL 60189
VILLAGE OF ALSIP

FYEMDT DEAL ESTATE

EXEMPT REAL ESTATE
TRANSFER TAX

1434555142 Page: 3 of 3

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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 Sate of Illinois.

Signature: Thomas June Grantor or Agent
Notan Jubic, State of Illinois The name of the grantee shown on the deed or it either a natural person, an Illinois corporation or or acture and hold title to real estate in Illinois, a and hold title to real estate in Illinois or other entity ness or acquire file to real estate under the laws of the
Signature: Grante or Agent
AUDREY J. SKIERA Notary Public, State of Illinois My Commission Expires 07/19/15 se statement concerning the identity of a Grantee shate offense and of a Class A misdemeanor for subsequents.

11 at be guilty of a Class C misdemeanor for the 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.)

> **VILLAGE OF ALSIP EXEMPT REAL ESTATE** TRANSFER TAX