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DEED IN TRUST -Quit Claim

THE GRANTORS

BARBARA FRANCES DOW,
an unmarried person,
420 FAIRBANK
RIVERSIDE, IL. 60546

EILEEN DOW SAROCCO
a widow,
3617 McCORMICK AVE.
BROOKFIELD, IL. 60527

JAMES ELMER DOW
divorced and not since remarried,
62 LINCOLN AVENUE
RIVERSIDE, ILLINOIS 60546

MARGARET DOW f/k/a
MARGARET DOW MALMGREN
divorced and not since remarried,
420 FAIRBANK
RIVERSIDE, IL 60546

LAWRENCE AUSTIN DOW
married to Patti J. Dow,
6648 Weather Hill Drive
WILLOWBROOK, IL. 60527

ANTOINETTE DOW SCHUSTER
married to Paul Schuster,
704 73 COURT
WILLOWBROOK, IL 60527



1435046033

Doc#: 1435046033 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2014 01:46 PM Pg: 1 of 9

(The Above Space For Recorder's Use Only)

of the City of Chicago County of COOK, and State of Illinois, in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to

CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois whose address is 10. S. LaSalle Street, Suite 2750, Chicago, Illinois 60603 as Trustee, under the terms and provisions of a certain Trust Agreement dated the 5THth day of NOVEMBER, 2014, and know as Trust Number 8002366483

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See Attached Legal Description.)

THIS PROPERTY IS NOT HOMESTEAD.

Permanent Index Number (PIN): 18-02-202-001

Address(es) of Real Estate: 420 FAIRBANK ROAD, RIVERSIDE, ILLINOIS 60546

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TERMS AND CONDITIONS

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, highways or alleys, 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 present or in 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 99 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 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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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 the aforesaid 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 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, 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its 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 amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own 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 in the earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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The Grantors hereby waive and release 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 5th day of NOVEMBER, 2014

Barbara Dow
BARBARA FRANCES DOW

Eileen Dow Sarocco
EILEEN DOW SAROCCO

James Elmer Dow
JAMES ELMER DOW

MARGARET DOW
f/k/a MARGARET DOW MALMGREN

LAWRENCE AUSTIN DOW

ANTOINETTE DOW SCHUSTER

“Exempt under provisions of Paragraph e, Section 4
Real Estate Transfer Tax Act.”

12/9/2014
Date _____
Buyer, Seller or Representative
Robert E Reidy
Attorney

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
BARBARA FRANCES DOW
EILEEN DOW SAROCCO
JAMES ELMER DOW

personally known to me to be the same persons whose name 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, for the uses and
purposes therein set forth, including the release and waiver of the right of
homestead.

GIVEN under my hand and official seal this 1st day of Dec., 2014

Commission expires JUNE 11, 2016

Robert E Reidy
NOTARY PUBLIC

"OFFICIAL SEAL"
Robert E Reidy
Notary Public, State of Illinois
My Commission Expires 6/11/2016

UNOFFICIAL COPY

Lawrence Austin Dow

LAWRENCE AUSTIN DOW

STATE OF ILLINOIS County of COOK ss. I, the undersigned, a Notary Public in and for said County

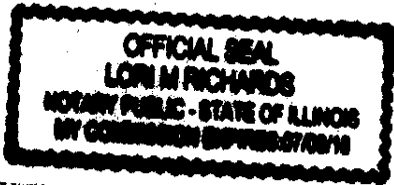
In the state aforesaid DO HEREBY CERTIFY that

LAWRENCE AUSTIN DOW

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal this 19th day of November, 2014

Commission expires 7/8/18 Lori M. Richards
NOTARY PUBLIC



Property of Cook County Clerk's Office

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Margaret Dow F/K/A
 MARGARET DOW
 f/k/a MARGARET DOW MALMGREN
Margaret Dow Malmgren

STATE OF ILLINOIS, County of COOK ss. I, the undersigned, a Notary Public in and for said County

MARGARET DOW f/k/a MARGARET DOW MALMGREN

personally known to me to be the same person whose name is *Margaret Dow Malmgren* subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she *Margaret Dow Malmgren* signed, sealed and delivered the said instrument as her DOW 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 official seal this 9th day of December, 2014

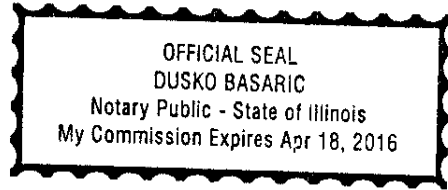
Commission expires 4/12/2018
Kelly Sakowski
 NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Antoinette Dow Schuster
ANTOINETTE DOW SCHUSTER



STATE OF ILLINOIS, County of COOK ss. I, the undersigned, a Notary Public in and for said County

ANTOINETTE DOW SCHUSTER

personally known to me to be the same person _____ whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she _____ signed, sealed and delivered the said instrument as her _____ 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 official seal this 2nd day of DECEMBER, 2014

Commission expires 04/18/2016
Dusko Basaric
NOTARY PUBLIC

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This instrument was prepared by: **ROBERT E. REIDY, Attorney at Law ,**
7667 W. 95th Street, #202,
Hickory Hills, IL 60457

MAIL TO:

ROBERT E. REIDY, Attorney at Law 7667 W. 95th Street, #202, Hickory Hills, IL 60457

Send Subsequent Tax Bills To:

BARBARA FRANCES DOW
EILEEN DOW SAROCCO
— 420 FAIRBANK ROAD
RIVERSIDE, ILLINOIS

I HEREBY CERTIFY THAT THE TRANSFER OF INTEREST IN REAL ESTATE CONTAINED HEREIN IS EXEMPT UNDER PARAGRAPH 4(e) OF THE ILLINOIS RE ESTATE TRANSFER ACT.

Robert E. Reidy Attorney 12/9/2014

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EXHIBIT A

420 Fairbank Road, Riverside, Illinois 60546-2216
and legally described as:

SUB LOT 2 OF LOT 1 IN BLOCK 1 IN FIRST DIVISION OF RIVERSIDE IN
SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 18-03-201-001-0000

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 DECEMBER 9, 2014

Signature: _____

Rott & Ray Attorney
Grantor or Agent

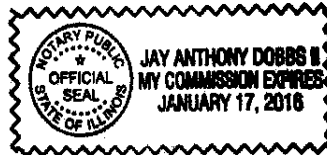
SUBSCRIBED and SWORN TO before me by

The said **BARBARA FRANCES DOW, EILEEN DOW SAROCCO, JAMES ELMER DOW MARGARET DOW f/k/a MARGARET DOW MALMGREN, LAWRENCE AUSTIN DOW ANTOINETTE DOW SCHUSTE**

9TH day of DECEMBER, 2014.

Notary Public _____

Jay Anthony Dobbs II



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.

Dated DECEMBER 9, 2014

Signature: _____

Rott & Ray Attorney
Grantee or Agent

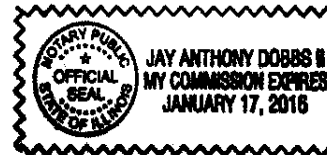
SUBSCRIBED and SWORN TO before me by

the said **CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE U/T #8002361146,**

this 9TH day of DECEMBER, 2014

Notary Public _____

Jay Anthony Dobbs II



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.)