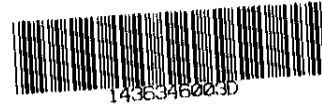


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Doc#: 1436346003 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/29/2014 11:14 AM Pg: 1 of 3

RECORDER'S STAMP

QUIT CLAIM DEED IN TRUST

THIS INDENTURE, made as of this 26TH day of **DECEMBER, 2014**, between **DONALD L. PLEAS**, having an address at **540 N. PARK RD., LA GRANGE PARK, IL 60526**, as the grantor hereunder (hereinafter referred to as the "Grantor"), and **DONALD L. PLEAS**, having an address at **540 N. PARK RD., LA GRANGE PARK, IL 60526**, as Trustee (regardless of the number of Trustees), under the **Declaration of Trust**, known as the **PLEAS LEGACY TRUST, DATED SEPTEMBER 2, 2014**, made by the Trustee, **DONALD L. PLEAS**, as the grantee hereunder (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of **Ten Dollars** and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, quit claim and release unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever. **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Cook County, Illinois and being legally described as:

UNIT SOUTH 3-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 75TH ON THE LAKE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 19006828, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises, commonly known as **540 N. PARK RD., LA GRANGE PARK, IL 60526, PIN 15-32-406-014-0000**

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, **TO HAVE AND TO HOLD** the premises herein granted unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever.

Full power and authority is hereby granted to said Grantee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the Grantee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be

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lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Grantee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Grantee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the "necessity or expediency of any act of the Grantee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Grantee in relation to the 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 the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the Grantee 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, her, or their predecessor in trust.


The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, Grantor has duly executed this Deed on this 26th day of DECEMBER, 2014.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER LAW. Dated this 26th day of DECEMBER, 2014.



 DONALD L. PLEAS, Grantor

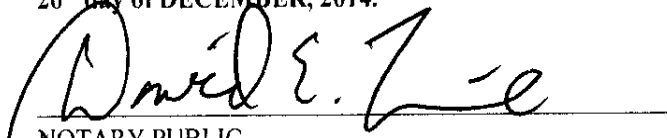


 DONALD L. PLEAS, Grantor

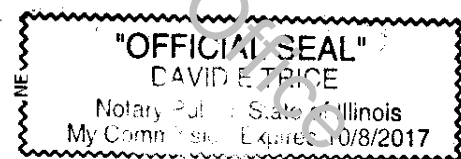
STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DONALD L. PLEAS**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this
 26th day of DECEMBER, 2014.



 NOTARY PUBLIC



<p>Mail this recorded instrument to:</p> <p>DONALD L. PLEAS 540 N. PARK RD., LA GRANGE PARK, IL 60526</p>	<p>Mail future tax bills to:</p> <p>DONALD L. PLEAS 540 N. PARK RD., LA GRANGE PARK, IL 60526</p>
<p>This instrument was drafted and prepared by: David E. Trice, Attorney at Law 9723 S. Western Ave., Chicago, IL 60643 773 233 3303 OFFICE 773 233 3330 FAX www.tricelaw.com This instrument was drawn without title examination, using description provided by the owner.</p>	

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STATEMENT OF GRANTOR/GRANTEE

The grantor's 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: 12/26/2014 Signature: *Donald L. Pleas*
DONALD L. PLEAS, Grantor

Subscribed and sworn to before me by the said **DONALD L. PLEAS** this 26th day of DECEMBER, 2014

David E. Trice
Notary Public



The grantee 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: 12/26/2014 Signature: *Donald L. Pleas*
DONALD L. PLEAS, TRUSTEE

Subscribed and sworn to before me by the said **DONALD L. PLEAS** this 26th day of DECEMBER, 2014

David E. Trice
Notary Public



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.