DEED IN TRUST NOFFICIAL COPY

GRANTORS, Arthur D. Lyons and Eileen Lyons, husband and wife, of the City of Western Springs, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEY and QUIT CLAIM unto GRANTEES:

Arthur D. Lyons, as Trustee of the Arthur D. Lyons Trust dated May 18, 1994, as to an undivided one-half interest, and Eileen Lyons, as Trustee of the Eileen Lyons Trust dated May 18, 1994, as to an undivided one-half interest, as tenants in common 4035 Central Avenue Western Springs, IL 60538



Doc#: 1500744055 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/07/2015 04:21 PM Pg: 1 of 3

(hereinafter referred to a: "said trustee", regardless of the number of tus ees,) and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 61 AND THE SOUTH ½ OF LOT 62 IN BLOCK 21 IN WESTERN SPRINGS RESUBDIVISION OF THE EAST ½ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 12, RECORDED JULY 28, 1875 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18-06-210-005-0000; 18-06-210-006-0000

Common Address: 4035 Central Avenue, Western Springs, IL 50558

TO HAVE AND TO HOLD 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 are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys, 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 gran, to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mort sage, 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 terms for any period or periods of time, not exceeding in the case of any single demise the terms of 198 years, and to renew or extend leases upon any terms and for any period or periods of are 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 party thereof; and to deal with said property and every part thereof in all other ways and for such other consideration 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 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 to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see 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, trust 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 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 some amendment 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.

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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of 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 the earnings, avails and proceeds thereof as aforesaid.

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 or any and all

| providing for the exemp | from of nomesteads from sale on execution or otherwise. |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | set their hands and seals this day of January, 2015. |
| DO OF | Arthur D. Lyons Eileen Lyons |
| Or | Enech Lyons |
| STATE OF ILLINOIS) | |
|) SS. | |
| COUNTY OF COOK) | 7 |
| same persons whose names are subscribed to the foregoi they signed, sealed and delivered said instrument as their | said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur D. known to me or proved to me on the basis of satisfactory evidence to be the ing instrument, appeared before me this day in person, and acknowledged that free and voluntary act. for the uses and purposes therein set forth. |
| Given under my hand and official seal this | _ day of January, 2015. |
| "OFFICIAL KRISTIN L. MI NOTARY PUBLIC, STATE MY COMMISSION EXPIF | SEAL" ILLS OF ILLINOIS WILL OF ILLINOIS |
| This document is exempt from real estate transfe | er taxes under 35 II CS 200/31 45(a) |
| Dated: | Agent. |
| | |
| This instrument was prepared by: Ned S. Robertson, 330 | 0 N. Wabash, Suite 1700 Chicago, II 60611 |

► After recording mail to: Ned S. Robertson, 330 N. Wabash, Suite 1700, Chicago, IL 60611 Send subsequent tax bills to:

Arthur D. Lyons, 4035 Central Avenue, Western Springs, IL 60558

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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 | Signature Kristi Will |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF January 2015 NOTARY PUBLIC | Grantor or Agent "OFFICIAL SEAL" SANDRAT. ZIOLKOWSKI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/9/2017 |

The grantee or his agent affirms and varifies 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 |-6-16 Signature Krist Will Subscribed and Sworn to BEFORE ME THIS 6 DAY

"OFFICIAL SEAL"
SANDRAT. ZIOLKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/9/2017

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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