

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



1507846386

Doc#: 1507846386 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/19/2015 10:41 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **EDWARD J. MORAN and KAREN K. MORAN** a married couple of 3538 W. 98<sup>th</sup> Street, Evergreen Park, Illinois 60805, County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **EDWARD J. MORAN and KAREN K. MORAN**, of 3538 W. 98<sup>th</sup> Street, Evergreen Park, Illinois, Co-Trustees under the terms and provisions of a certain Trust Agreement dated February 19, 2015 and designated as **THE MORAN FAMILY TRUST** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

THE WEST 6 FEET OF LOT 4, ALL OF LOT 5 AND 6 (EXCEPT THE WEST 6 FEET THEREOF) IN BLOCK 10 IN HOMESTEAD ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. **VILLAGE OF EVERGREEN PARK EXEMPT. (e.)**

Permanent Real Estate Index Number(s): 24-11-208-055-0000 **REAL ESTATE TRANSFER TAX**  
Address of real estate: 3538 W. 98<sup>th</sup> Street, Evergreen Park, Illinois 60805 *Unrecorded*

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

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide 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 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, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time 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.

2. 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 inquire 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 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 into the title, estate, rights, powers and duties of the preceding Trustee.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, the named successor trustee pursuant to the terms of the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of 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 directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

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.

In Witness Whereof, the Grantor(s) aforesaid have hereunto set their hands and seals this 19th day of February, 2015.

Edward J. Moran (SEAL)  
EDWARD J. MORAN

Karen K. Moran (SEAL)  
KAREN K. MORAN

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that EDWARD J. MORAN and KAREN K. MORAN 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, 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 19th day of February, 2015

Commission expires: September 3, 2018

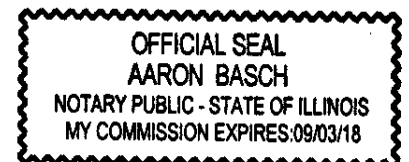
Aaron D. Basch  
NOTARY PUBLIC

This instrument was prepared by:

Ladewig & Ladewig, P.C.  
Aaron D. Basch  
5600 West 127th Street  
Crestwood, Illinois 60445

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

2/19/15 Aaron D. Basch  
Date Buyer, Seller or Representative



## MAIL TO:

Aaron D. Basch  
5600 W. 127th Street  
Crestwood, IL 60445

## SEND SUBSEQUENT TAX BILLS TO:

EDWARD J. MORAN  
3538 W. 98th Street,  
Evergreen Park, Illinois 60805

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## STATEMENT BY GRANTOR AND GRANTEE

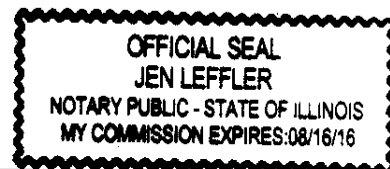
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 FEBRUARY 19, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me this 19th day of FEBRUARY,  
2015.

NOTARY PUBLIC

[Signature]



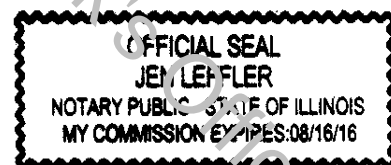
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date FEBRUARY 19, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me this 19th day of FEBRUARY,  
2015.

NOTARY PUBLIC

[Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)