

# UNOFFICIAL COPY



## DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 3<sup>RD</sup> day of APRIL, 2015 between **MILTON C. ANDERSON and MARY K. ANDERSON**, His Wife, of the Village of Chicago Ridge, County of Cook, State of Illinois, Grantor and **MILTON C. ANDERSON and MARY K. ANDERSON, Trustees of the MILTON C. ANDERSON AND MARY K. ANDERSON JOINT LIVING TRUST DATED April 3, 2015**, 10528 Sycamore, Chicago Ridge, Illinois 60415, Grantee

Doc#: 1509818002 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2015 08:39 AM Pg: 1 of 3

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

**Lot 40 in Unit No. 1 Chicago Ridge Highland's Subdivision, a Subdivision of part of the North East 1/4 of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index No.: **24-18-216-027-0000**  
Commonly known as: **10528 Sycamore, Chicago Ridge, IL 60415**

TO HAVE AND TO HOLD the 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 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 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 any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 or 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 changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part 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.

The Grantor hereby expressly warrants to the Grantee (and all successors in interest) that no toxic waste, noxious, radioactive or hazardous material is store on, or otherwise exists, upon said premises.

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 the 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

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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.

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 or 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 on execution or otherwise.

In Witness Whereof, the Grantors have hereunto set their hands and seals this 3rd day of April, 2015.

Milton C. Anderson  
MILTON C. ANDERSON

Mary K. Anderson  
MARY K. ANDERSON

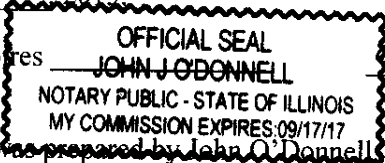
Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

Date: 4-3-15

John O'Donnell  
Buyer, Seller or Representative

State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MILTON C. ANDERSON and MARY K. ANDERSON, His Wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this date 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 right of homestead. Given under my hand and notarial seal this 3rd day of April, 2015.

Commission Expires \_\_\_\_\_  


John O'Donnell  
Notary Public

This instrument was prepared by John O'Donnell, Attorney at Law, 10759 W. 159th Street, Suite 201, Orland Park, Illinois 60467

MAIL TO:  
John O'Donnell, Attorney at Law  
10759 W. 159th Street, Suite 201  
Orland Park, IL 60467

SEND TAX BILL TO:  
Milton C. Anderson  
10528 Sycamore  
Chicago Ridge, IL 60415

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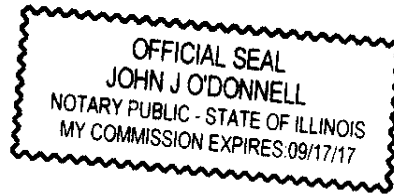
## STATEMENT BY GRANTOR AND GRANTEE

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: 4/3, 2015      Signature: Milton C. Anderson  
Grantor or Agent

SUBSCRIBED AND SWORN to before me  
this 3rd day of April, 2015.

John J. O'Donnell  
Notary Public

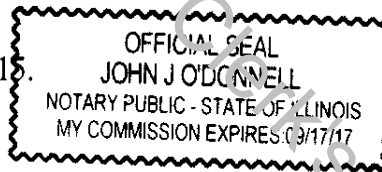


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 4/3, 2015      Signature: Milton C. Anderson  
Grantee or Agent

SUBSCRIBED AND SWORN to before me  
this 3rd day of April, 2015.

John J. O'Donnell  
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 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.)