

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



Doc#: 1514847070 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2015 04:03 PM Pg: 1 of 4

**THE GRANTORS, PETER CREIG TOALSON**, married to Nicole Marie Toalson\*, of 2120 N. Kimball Avenue, Chicago, IL 60647, for and in consideration of the sum of (\$10.00) TEN

DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **PETER CREIG TOALSON** and **NICOLE MARIE TOALSON**, as **Co-Trustees of THE REVOCABLE LIVING TRUST OF PETER CREIG TOALSON** dated the 10<sup>th</sup> day of September, 2014, of 2120 N. Kimball Avenue, Chicago, IL 60647, the following described real estate:

LOT 11 AND THE EAST 6 1/4 FEET OF LOT 12 IN BLOCK 3 IN PECK'S SUBDIVISION OF WEST 19.48 ACRES OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LAKE STREET IN COOK COUNTY, ILLINOIS.

\*This is not Homestead Property as to Nicole Marie Toalson

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

Permanent Real Estate Index Number(s): 16-11-414-005-0000  
Grantor's Address: 3329 W. Washington  
Chicago, IL 60624

9/10/14  
Date

Buyer,

Seller or Representative

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

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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.

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.

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 Grantor hereby waives and releases 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 10 day of SEPTEMBER, 2014.

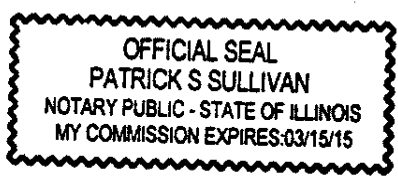
PLEASE [Signature] (SEAL) \_\_\_\_\_ (SEAL)  
PRINT OR PETER CREIG TOALSON  
TYPE NAMES  
BELOW SIGNATURE(S)

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 Peter Creig Toalson, married to Nicole Marie Toalson, personally known to me to be the same person(s) whose name(s) 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 10 day of September, 2014.

[Signature] NOTARY PUBLIC My Commission expires: 3/15/15



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**MAIL TO:**

Patrick S. Sullivan  
10075 W. Lincoln Highway  
Frankfort, IL 60423

**SEND SUBSEQUENT TAX BILLS TO:**

Peter Creig Toalson & Nicole Marie Toalson  
2120 N. Kimball Avenue  
Chicago, IL 60647

This instrument was prepared by: Patrick S. Sullivan, Attorney At Law, 10075 W. Lincoln Highway, Frankfort, IL 60423

Property of Cook County Clerk's Office



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## First American

First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

### STATEMENT BY GRANTOR AND GRANTEE

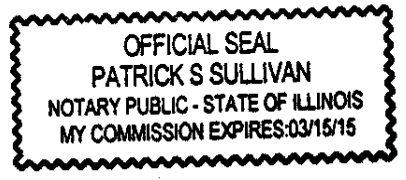
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9-10-14

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Peter Craig Tolson affiant  
this 10 day of Sept 2014

Notary Public [Handwritten Signature]



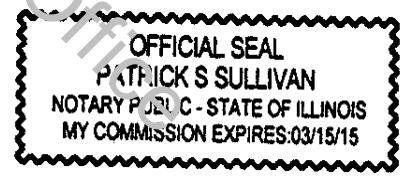
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 9-10-14

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Peter Craig Tolson affiant  
this 10 day of Sept 2014

Notary Public [Handwritten Signature]



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