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Warranty Deed TENANCY BY THE ENTIRETY (plus TRANSFER ON DEATH)



1517345020

Doc#: 1517345020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2015 08:52 AM Pg: 1 of 3

The grantors, **Kenneth L. Honeycutt** and **Theresa M. Honeycutt**, husband and wife, of 4837 Lamb Drive, Oak Lawn, IL 60453-3927, for and in consideration of the sum of ten dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, convey and warrant to the grantees in care of 4837 Lamb Drive, Oak Lawn, IL 60453-3927:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Kenneth L. Honeycutt and **Theresa M. Honeycutt**, husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY,

the following described real estate in Cook County, Illinois:

Lot 8 in Block 2 in Oakdale Subdivision of part of the Southeast 1/4 of Section 9, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): **24-09-419-007-0000**

Property address: **4837 Lamb Drive, Oak Lawn, IL 60453-3927**

Exempt under 35 ILCS 200/31-45(e)
June 9, 2015

Representative

Revocable transfer on death designation of successor owner at death of primary owners: **Kenneth L. Honeycutt** and **Theresa M. Honeycutt**, the owners of this property, being of competent minds and capacity, each retaining the right to revoke this designation at any time before death, state that upon the death of both of them this property shall pass to the revocable living trust of the last owner to die, i.e. either the **Kenneth Honeycutt Trust dated June 9, 2015** or the **Theresa N. Honeycutt Trust dated June 9, 2015**, in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust. This includes, but is not limited to:

- Transactions: As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration and may include a portion of the real estate such as mineral rights and easements.
- Construct and demolish: The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
- Partition: The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
- Abandonment: The trustee may abandon and/or retain the property even if productive, underproductive or nonproductive.

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5. Non productive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
6. Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owner would have if there was no trust and the trustee was acting as a competent individual owner.
7. Interest of a trust beneficiary: The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

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 in 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 Illinois law in such case made and provided.

Waiver of homestead by grantor only: As a grantor only, each grantor hereby waives and releases any and all right and benefit under and by virtue of Illinois law providing for the exemption of homestead from sale or execution or otherwise.

Dated this June 9, 2015 and signed by the parties as grantors and owners:

Kenneth L. Honeycutt
Kenneth L. Honeycutt

Theresa M. Honeycutt
Theresa M. Honeycutt

Statement of witnesses: We hereby certify that **Kenneth L. Honeycutt** and **Theresa M. Honeycutt** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe them to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

Ellen Callaghan
Ellen Callaghan

Colleen Miller
Colleen Miller

This instrument was prepared by John E. Ahern, Attorney, 10829 S. Western Ave., Chicago, IL 60643

Return this deed to:

Name: John E. Ahern, Attorney
Address: 10829 S. Western Ave.
City, State, Zip: Chicago, IL 60643

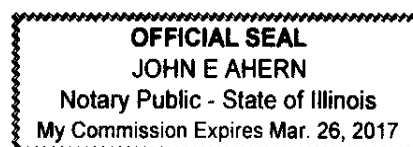
Send subsequent tax bills to:

Name: Kenneth &/or Theresa Honeycutt
Address: 4837 Lamb Drive
City, State, Zip: Oak Lawn, IL 60453-3927

Notary - State of Illinois, County of Cook

I, the undersigned, a notary public of Cook County, Illinois, hereby certify that **Kenneth L. Honeycutt** and **Theresa M. Honeycutt** personally known to me appeared before me this June 9, 2015 in person and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes therein set forth including the release and waiver of the right of homestead if applicable.

John E. Ahern
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or 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.

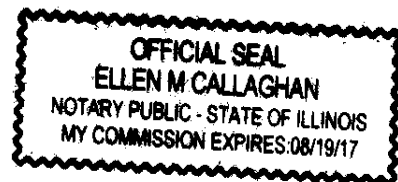
Dated: June 9, 2015

Signature: *John C. Ahern*

Grantor or Grantor's Agent

Subscribed and sworn to before me this day.

Notary Public: *Ellen M. Callaghan*



The grantee(s) or grantee's 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.

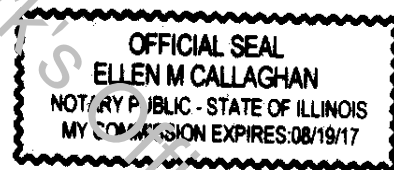
Dated: June 9, 2015

Signature: *John C. Ahern*

Grantee or Grantee's Agent

Subscribed and sworn to before me this day.

Notary Public: *Ellen M. Callaghan*



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 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 Act.)