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WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors **THOMAS J. CHEEVER AND CAROL A. CHEEVER**, husband and wife of the Village of Palos Park, State of Illinois, County of Cook, for and in consideration of TEN and 00/100 Dollars, and other good and valuable consideration, in hand paid, conveys and warrants unto the Grantees, of **The Revocable Living Trust of Thomas J. Cheever and Carol A. Cheever** dated July 9, 2015, of 12319 S. 90th Avenue, Palos Park, Illinois 60464, the following described real estate in the County of Cook and State of Illinois,



Doc#: 1519846270 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 02:09 PM Pg: 1 of 4

=====For Recorder's Use=====

Property Address: 12319 South 90th Avenue, Palos Park, IL 60464
PIN No: 23-27-404-031-0000

Legal Description:

THE SOUTH 110 FEET OF THE NORTH 380 FEET OF LOT 13 IN BLOCK 2 IN MONSON AND COMPANY'S THIRD PALOS PARK SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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 is hereby granted to said Trustees to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, 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

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lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 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 part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations 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 Trustees 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 Trustees, 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 Trustees 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.

And the said Grantors hereby expressly waives and releases any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from the sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals by affixing their signatures this 9th day of July, 2015.

By: *Thomas J. Cheever*
THOMAS J. CHEEVER

By: *Carol A. Cheever*
CAROL A. CHEEVER

Exempt under Section 4(e) of the Real Estate Transfer Tax Act.

Dated: July 9, 2015

By: *Carol A. Cheever*

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Thomas J. Cheever and Carol A. Cheever, 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 9th day of July, 2015.

Susan Murphy
NOTARY PUBLIC

MAIL TAX BILL TO:
Thomas J. Cheever
Carol A. Cheever
12319 S. 90th Avenue
Palos Park, IL 60464



THIS DOCUMENT PREPARED BY AND RETURN TO :
Thomas F. Courtney, Sr.
Thomas F. Courtney & Associates
7000 West 127th Street
Palos Heights, Illinois 60463

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 9, 2015

Signature: _____
Grantor or Agent

Signature: Carol Cheever
Grantor or Agent

Subscribed and sworn to before me by
the said Carol Cheever
this 9th day of July, 2015.

Susan Murphy
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 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.

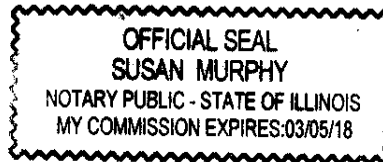
Dated: July 9, 2015

Signature: _____
Grantee or Agent

Signature: Carol Cheever
Grantee or Agent

Subscribed and sworn to before me by
the said Carol Cheever
this 9th day of July, 2015.

Susan Murphy
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 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.)