

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 1527822010 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2015 08:41 AM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS  
that the Grantor, Jean M. Alletag,  
an unmarried woman,  
for and in consideration of the  
sum of Ten (\$10.00) Dollars, and other good and  
valuable consideration in hand paid, receipt of  
which is hereby acknowledged, gives, grants, remises,  
releases and forever warrants unto Grantee, Jean M.  
Alletag, or her successor in trust,  
as Trustee of the Jean M. Alletag Trust dated  
Sept 4, 2015, as may be amended  
from time to time, all right, title and  
interest in the following real estate located in  
Cook County IL and legally described as:

Lot 48 in Block 4 in William H. Hattenman's Irving Park Boulevard Subdivision in the Northwest  $\frac{1}{4}$  of Section 24,  
Township 40 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois

hereby releasing and waiving all rights under and virtue of the Homestead Exemption Laws of Illinois.

Commonly known address of the property: 3859 N Albany, Chicago IL 60618  
Permanent Real Estate Index Number: 13-24-110-001-0000

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in  
said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and  
authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to  
dedicate parks, streets, highways or alleys; 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise  
encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or  
reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, 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 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 person-  
property; to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or  
easement appurtenant to said real estate 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.

In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate or any part thereof  
shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any  
purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the trustee 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

# UNOFFICIAL COPY

in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

IN WITNESS WHEREOF, the GRANTOR aforesaid executed this Deed in Trust on this Sept 4, 2015.

Jean M. Alletag  
Jean M. Alletag

SEND SUBSEQUENT TAX BILLS TO  
JEAN M. ALLETAG  
3859 N Albany  
Chicago IL 60618

City of Chicago  
Dept of Finance  
695370



Real Estate  
Transfer  
Stamp

\$0.00

10/5/2015 8:27  
57874

Batch 10,613,292

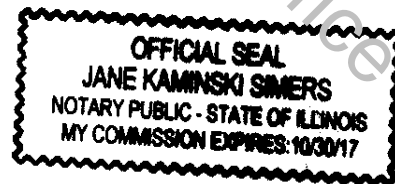
STATE OF ILLINOIS  
COUNTY OF COOK

SS.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jean M. Alletag, an unmarried woman, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this Sept 4, 2015.

Jane Kaminski Simers  
Notary Public



THIS INSTRUMENT WAS PREPARED BY: Jane Kaminski Simers, Attorney at law, 2729 N Francisco, Chicago IL 60647

Exempt under 35 ILCS 200/31-45(e), IL Real Estate Transfer Tax Law.

Date 9/7/2015 Sign. Jane Kaminski Simers

# UNOFFICIAL COPY

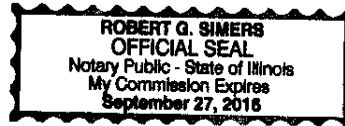
## STATEMENT BY GRANTOR AND GRANTEE

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 Sept 4, 2015

Signature: Jane Kaminski Simers  
Grantor or Agent

Subscribed and sworn to before me  
By the said JANE KAMINSKI SIMERS  
This 4th day of Sept, 2015  
Notary Public Robert G. Simers

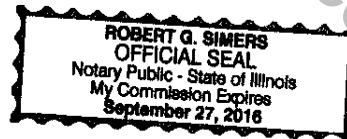


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Sept 4, 2015

Signature: Jane Kaminski Simers  
Grantee or Agent

Subscribed and sworn to before me  
By the said JANE KAMINSKI SIMERS  
This 4th day of Sept, 2015  
Notary Public Robert G. Simers



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)