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DEED IN TRUST



15303340250

ILLINOIS

Doc#: 1530334025 Fee: \$44.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/30/2015 09:30 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, **DARRELL R. KEOGH**, of the City of Palos Heights, County of Cook, and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto **DARRELL R. KEOGH**, as Trustee, under the provisions of a trust agreement dated October 12, 2015, and known as the **DARRELL R. KEOGH TRUST**, (hereinafter referred to as "said trustee,") of 7960 Golf Drive, Palos Heights, Illinois, and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to Wit:

(See Legal Description Rider attached as Page 3 hereto).

SUBJECT TO: General Real Estate taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any; building lines and easement, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): **23-36-303-124-1037**

Address of Real Estate: **7960 Golf Drive, Palos Heights, Illinois 60463**

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, street, 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 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.

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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 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 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is Oct. 12, 2015

Darrell R. Keogh
DARRELL R. KEOGH

State of Illinois, County of MCHENRY ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DARRELL R. Keogh, personally 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, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal
this 12th day of October, 2015



Melissa J. Cooney
Notary Public

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 7960 Golf Drive, Palos Heights, Illinois 60463

Parcel 1:

Unit 7960 In Oak Hills Condominium "I", as delineated on Survey of certain lots or parts thereof in Burnside's Oak Hill Country Club Village Subns, being Subns of the Southwest Quarter of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as parcel), which survey is attached as Exhibit "A" to the Declaration of Condominium made by Burnside Construction Company, a corporation of Illinois, Recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 23684699 as amended from time to time together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

Parcel 2:

Easements appurtenant to and for the benefit of Parcel I as set forth in the Declaration of Easements made by Burnside Construction Company and recorded October 25, 1976 as Document 23684698 and created by deed from Burnside Construction Company to Thomas J. Carron and Recorded April 29, 1977 as Document 23906668 for Ingress and Egress in Cook County, Illinois.

COOK COUNTY ILLINOIS
TRANSFER STAMP EXEMPT
UNDER PROVISIONS OF
PARAGRAPH E , SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: October 12, 2015


Buyer, Seller or Representative

<p><i>This instrument was prepared by:</i></p> <p>Melissa J. Cooney Zukowski, Rogers, Flood & McArdle 50 Virginia Street Crystal Lake, IL 60014</p>	<p><i>Send subsequent tax bills to:</i></p> <p>Darrell R. Keogh 7960 Golf Drive Palos Heights, IL 60463</p>	<p><i>Recorder-mail recorded document to:</i></p> <p>Melissa J. Cooney Zukowski, Rogers, Flood & McArdle 50 Virginia Street Crystal Lake, IL 60014</p>
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor, or his or her agent, affirms that, to the best of his or her 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 October 12, 2015

David R. Kuehl
Grantor or Agent

Subscribed and sworn to before me this 12th day of October, 2015.

Melissa J. Cooney
Notary Public



The Grantee, or his or her 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.

DATED: October 12, 2015

David R. Kuehl
Grantee or Agent

Subscribed and Sworn to before me this 12th day of October, 2015.

Melissa J. Cooney
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class 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 Act.)