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DEED IN TRUST (ILLINOIS)



THE GRANTORS, **TIMOTHY G. POWERS** and **MARY T. POWERS** husband and wife of 14921 Kildare, Midlothian, IL 60445, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt

Doc#: 1534157004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2015 08:55 AM Pg: 1 of 4

of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims **TIMOTHY G. POWERS** and **MARY T. POWERS**, as **Co-Trustees** of **THE TIMOTHY G. POWERS** and **MARY T. POWERS 2015 JOINT REVOCABLE TRUST AGREEMENT** dated **October 30, 2015**, of 14921 Kildare, Midlothian, IL 60445, the following described real estate:

LOT 10 IN BLOCK 15 IN MIDLOTHIAN GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN, LYING NORTHWEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY, ALSO THE EAST 47/160THS OF THE SOUTHWEST 1/4 OF SECTION 10, AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 28-10-411-004-0000
Property Address: 14921 Kildare Avenue, Midlothian, IL 60445

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

10/30/15
Date Buyer, [Signature]
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



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
2866

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above described was in full force and effect; that said instrument executed was pursuant to and in 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 30th day of Oct, 2015.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)
Timothy G. Powers (SEAL) Timothy G. Powers (SEAL) Mary T. Powers
Mary T. Powers

State of Illinois, County of Will, ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Timothy G. Powers and Mary T. Powers, husband and wife, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

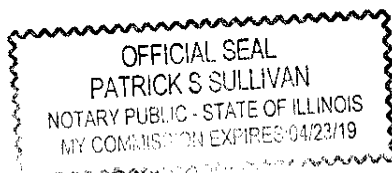
Given under my hand and official seal, this 30 day of October, 2015.

[Signature] NOTARY PUBLIC My Commission expires: 4/23/19

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

SEND SUBSEQUENT TAX BILLS TO:
Timothy G. Powers and Mary T. Powers
14921 Kildare
Midlothian, IL 60445

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



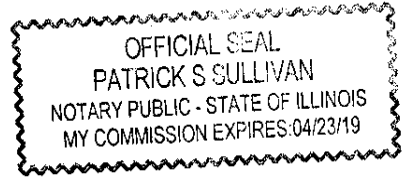
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 OCT 30, 2015 Signature: Mary J Bour
Grantor or Agent

Subscribed and sworn to before
Me by the said Mary T. Powers
this 30 day of October,
2015.

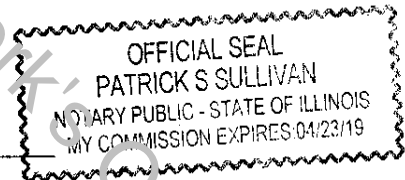


NOTARY PUBLIC [Signature]

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the law of the State of Illinois.

Date OCT 30, 2015 Signature: Mary J Bour
Grantee or Agent

Subscribed and sworn to before
Me by the said Mary T. Powers
This 30 day of October,
2015.



NOTARY PUBLIC [Signature]

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



Village OF
Midlothian

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FOR OFFICE USE ONLY

**Property Transfer Stamp
Application**

Date Issued _____ Stamp # _____

Transfer Stamp _____ Exemption Stamp _____

Property Address: 14921 Kildare Avenue, Midlothian, Illinois.

Property Owner
Forwarding Address: 14921 Kildare Avenue, Midlothian, IL 60445

Single Family Commercial Townhouse/Condo Industrial

**Affidavit of Compliance with Midlothian Village Code,
The IL Smoke Detector Act and the IL Carbon Monoxide Alarm Detector Act.**

I, Mary T. Powers, am above the age of 18 years, am legally competent and have personal knowledge of the facts contained herein, and do hereby swear, under oath or affirm, the property located at 14921 Kildare Avenue, Midlothian, Illinois:

Initial the appropriate line:

_____ The real estate located at the above address has no structure or building located on said real estate. Consequently, there is no requirement for smoke detectors or carbon monoxide alarm detectors under the Midlothian Village Code or Statutes of the State of Illinois with regard to this real estate.

MP My above referenced property which I own has smoke detectors as required under the Midlothian Village Code and the Illinois Smoke Detector Act.

MP My above referenced property has carbon monoxide alarm detectors as required by the Midlothian Village Code and Illinois Carbon Monoxide Alarm Detector Act.

_____ My above referenced property does not comply with the Midlothian Village Code in that my above referenced property does not contain the requisite number of smoke detectors as required under the Illinois Smoke Detector Act and/or does not contain the requisite number of carbon monoxide alarm detectors as required under the Illinois Carbon Monoxide Alarm Detector Act.

I hereby swear under oath or affirm that the above referenced statements contained in this Affidavit are true to the best of my knowledge.

Mary T Powers
Affiant

Subscribed and sworn to before me this

30 day of October, 2015.

[Signature]
Notary Public

