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DEEDINTRUSTCONOVER.DOCX

DEED

IN

TRUST



Doc#: 1535649002 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 08:42 AM Pg: 1 of 5

THE GRANTOR, **CHARLES STUART CONOVER and SUE ANN CONOVER, husband and wife** of 221 N. KENILWORTH, UNIT 206, OAK PARK, in Cook County and State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid,

Conveys and QUIT CLAIMS one half (1/2) of the total undivided interest in the subject property unto Sue Ann Conover, 221 N. Kenilworth Oak Park, IL 60302 as Trustee under the provisions of a certain Trust Agreement dated March 29, 2007 and known as the Sue Ann Conover Trust and unto each and every successor or successors in trust under said trust agreement of which C. Stuart Conover and Sue Ann Conover, husband and wife, are the primary beneficiaries under such trust and one-half (1/2) of the total undivided interest in the subject property unto C. Stuart Conover, 221 N. Kenilworth Oak Park, IL 60302 as Trustee under the provisions of a certain Trust Agreement dated March 29, 2007 and known as the C. Stuart Conover Trust and unto each and every successor or successors in trust under said trust agreement of which C. Stuart Conover and Sue Ann Conover, husband and wife, are the primary beneficiaries under such trust, said beneficial interest of C. Stuart Conover and Sue Ann Conover, husband and wife, to the homestead property to be held as tenants by the entirety, the following described real estate situated in Cook County, Illinois, to wit:

EXEMPTION APPROVED

CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

LEGAL DESCRIPTION:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

Permanent Index Number: 16-07-115-047-1018

Address of real estate: 221 N. KENILWORTH, UNIT 206, OAK PARK, IL 60302

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises").

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the Trust set forth.

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

12/4/15

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Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re subdivide the premises as often 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 the premises or any part thereof to a successor or successors in trust and to grant to the 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 the premises or any part thereof; to lease the premises 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 the premises 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 appurtenances to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises 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 the premises, to see that the terms of the trust hereby created or of the Trust have been complied with or 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 the Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Deed in Trust and in the Trust or in some amendment thereto and binding upon all beneficiaries thereunder, (c) 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, the successor or successors in trust shall 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 earnings, avails and proceeds arising from the sale or other disposition of the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder, and this Deed in Trust is subject to all rights, easements, restrictions, conditions, and covenants of record.

EXEMPTION APPROVAL

CML

CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

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And the Grantor hereby expressly waives and releases 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 from sale on execution or otherwise.

IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on this 30 day of NOVEMBER, 2015.

Charles Stuart Conover
CHARLES STUART CONOVER, as Grantor

Sue Ann Conover
SUE ANN CONOVER, as Grantor

STATE OF ILLINOIS)

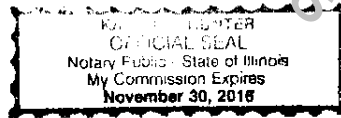
COUNTY OF COOK)

I, *Karen M. Hunter* Notary Public, hereby certify that CHARLES STUART CONOVER and SUE ANN CONOVER, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 30th day of November, 2015.

Karen M. Hunter
Notary Public

My commission expires 11-30-16



EXEMPTION APPROVED

Craig M. Lesner
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

This instrument was prepared by and should be returned to:
Joseph R. Julius, Esq.
5410 Newport Drive – Suite 23
Rolling Meadows, Illinois 60008

Grantee's address for subsequent tax bills:
Mr. and Mrs. Conover
221 N Kenilworth – Unit 206
Oak Park, Illinois 60302

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 206 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESTRINGS ADDITION TO HARLEM BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LAWNDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE, UNDER TRUST AGREEMENT, DATED JUNE 10, 1971 AND KNOWN AS TRUST NUMBER 5787 AND RECORDED MARCH 6, 1973 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22240167; TOGETHER WITH AN 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) IN COOK COUNTY, ILLINOIS.

PIN: 16-07-115-047-1018

PROPERTY CKA: 221 N. KENILWORTH – UNIT 206, OAK PARK, IL 60302



First American

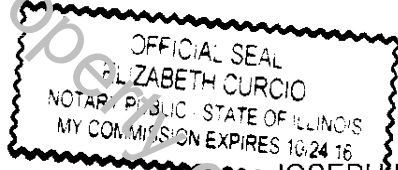
First American Title Insurance Company
1775 Diehl Road
Warrenville, IL 60555

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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 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 11/30/15 Signature [Signature]
Grantor or Agent

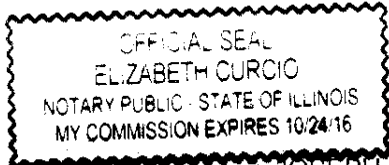


Subscribed and sworn to before me by the said JOSEPH R JULIUS affiant
this 30 day of NOVEMBER, 2015

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 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 11/30/15 Signature [Signature]
Grantor or Agent



Subscribed and sworn to before me by the said JOSEPH R JULIUS affiant
this 30 day of November, 2015

Notary Public [Signature]

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

EXEMPTION APPROVED

[Signature]
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK