

# UNOFFICIAL COPY

## DEED IN TRUST

### Taxes to Grantees:

#### Grantees' address:

James J. Shine, Trustee  
Kim Hamilton Shine, Trustee  
9330 South St. Louis  
Evergreen Park, IL 60642



Doc#: 1601146123 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/11/2016 12:57 PM Pg: 1 of 4

### Prepared by and return to:

Ronald G. Klein  
Klein, Stoddard, Buck & Lewis, LLC  
2045 Aberdeen Court, Suite A  
Sycamore, IL 60178  
(815) 748-0380

**THIS INDENTURE WITNESSETH**, that Grantors, **JAMES J. SHINE and KIM HAMILTON SHINE**, of the City of Evergreen Park, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and QUITCLAIM unto **JAMES J. SHINE and KIM HAMILTON SHINE**, Trustees under the provisions of a Trust Agreement dated the 28<sup>th</sup> day of August, 2015, known as **SHINE TRUST NO. 101**, the following described real estate in the County of DeKalb, and State of Illinois, to-wit:

**LOT 15 AND 16 IN BLOCK 23 IN B. F. JACOB'S EVERGREEN PARK, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

24-02-417-039-0000 and 24-02-417-000000  
PIN: 2402417040160000 and 240241703915000

**COMMONLY KNOWN AS: 9330 SOUTH ST. LOUIS, EVERGREEN PARK, IL 60642**

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

**FULL POWER AND AUTHORITY** is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and vacate any subdivision or part thereof, and resubdivide said property as often as desired, contract to sell, grant options to purchase, sell on any terms, convey either with or without consideration, convey said premises or any part thereof to a successor in trust, and grant to such successor in trust all the title, estate, powers and authorities vested in said trustee, to donate, dedicate, mortgage, pledge or otherwise encumber said property, or any part thereof, to lease 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 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 of time and amend, change or modify

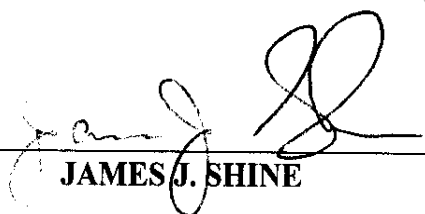
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leases and the terms and provisions thereof at any time hereafter, to contract to make leases, grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said property, or any part thereof, for other real or personal property, grant easements or changes of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and deal with said property and every part thereof in all other ways and for such other considerations as 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 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 the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any 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 delivery 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 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 such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to successors in trust, such successors have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, and obligations of its, his or their predecessor in trust.

**GRANTORS HEREBY** waive and release any and all right or benefit under and by virtue of statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

**IN WITNESS WHEREOF**, Grantors aforesaid have hereunto set their hands and seals this 5th day of January, 2016.  
 JH  
 5th KL

  
 JAMES J. SHINE

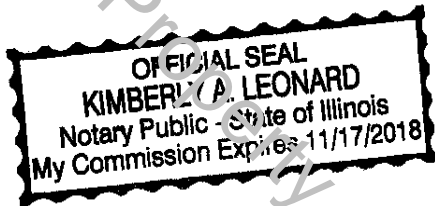
  
 KIM HAMILTON SHINE

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STATE OF ILLINOIS     )  
                                       ) -ss-  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY**, that **JAMES J. SHINE and KIM HAMILTON SHINE**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me 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.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of January, 2015.



Kimberley Leonard  
 Notary Public

COOK COUNTY-ILLINOIS TRANSFER STAMP  
 OR

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
 SECTION 4, REAL ESTATE TRANSFER TAX ACT

1/11/16 Kimberley A. Leonard  
 DATE BUYER, SELLER OR REPRESENTATIVE

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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.

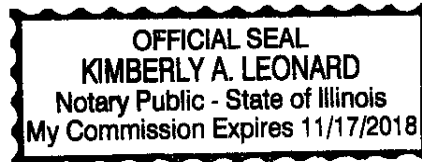
Dated January 5<sup>th</sup> 2016

Signature: Kimberly Leonard as agent

Grantor or Agent

Subscribed and sworn to before me  
this 5<sup>th</sup> day of January 2016

Kimberly A. Leonard  
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 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 January 5<sup>th</sup> 2016

Signature: Kimberly A. Leonard as agent

Grantee or Agent

Subscribed and sworn before me  
this 5 day of January 2016

Kimberly A. Leonard  
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.

(Attached 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.)