

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

**Mail to:**

Peter J. Latz & Associates LLC  
104 N. Oak Park Ave.  
Suite 200  
Oak Park, IL 60301

**Subsequent Tax Bills to:**

Ms. Loretta J. Martin  
7243 S. Coles Ave.  
Chicago, IL 60649




Doc#: 1601534071 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2016 03:19 PM Pg: 1 of 4

Above Space for Recorder's Use Only

**THE GRANTOR, Loretta Martin**, a widow, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto the **GRANTEE**:

**Loretta J. Martin, not individually, but solely as Trustee of the Loretta J. Martin Trust dated November 29, 1999, 7243 S. Coles Ave., Chicago, IL 60649, and all successor or successors in trust, all right, title and interest in the following described real estate in the County of Cook and State of Illinois. to wit: See Exhibit -A- attached hereto.**

REAL ESTATE TRANSFER TAX	18-Jan-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Exempt under Provision of Paragraph E  
Section 31-45, Real Estate Transfer Tax Act.

Date: 12-22-15

Sign: Loretta J. Martin

21-30-107-038-0000 | 20160101660034 | 1-826-292-288

\* Total does not include any applicable penalty or interest due.

Permanent Real Estate Index Number: **21-30-107-038-0000**

Address of Real Estate: **7243 S. Coles Ave., Chicago, IL 60649**

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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.



**UNOFFICIAL COPY****EXHIBIT -A-**



Permanent Real Estate Index Number: **21-30-107-038-0000**

Address of Real Estate: **7243 S. Coles Ave., Chicago, IL 60649**

Legally Described As Follows:

**PARCEL 1: THE NORTHERLY 33 1/3 FEET OF LOT 104 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 IN DIVISION 1 WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, AFORESAID; ALSO THE SOUTHERLY 33 1/3 FEET OF THE NORTHERLY 66 2/3 FEET OF SAID LOT 104 ( EXCEPTING THE WESTERLY 148.50 FEET THEREOF).**

**PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE NORTHERLY 4 FEET OF THE SAID WESTERLY 148.50 FEET OF THE SAID SOUTHERLY 33 1/3 FEET OF THE SAID NORTHERLY 66 2/3 FEET OF SAID LOT 104, WHICH EASEMENT SHALL BE APPURTENANT TO THE REAL ESTATE HEREIN CONVEYED AND SHALL RUN WITH THE LAND BUT SHALL CEASE AND DETERMINE AT ANY TIME WHEN THE HOUSE NOW ON THE LAND HEREIN CONVEYED IS TORN DOWN OR DESTROYED AND THE SITE THEREOF IS NOT WITHIN NINE MONTHS THEREAFTER OCCUPIED BY ANY OTHER HOUSE.**

REAL ESTATE TRANSFER TAX		18-Jan-2016
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
21-30-107-038-0000   20160101660034   1-218-380-352		

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## STATEMENT BY GRANTOR AND GRANTEE

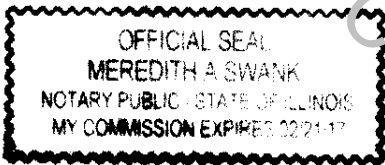
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Subscribed and sworn to before me this  
this 22<sup>nd</sup> day of December, 2015

Meredith A Swank  
Notary Public

Dated: 12-22-15

Loretta J. Martin  
LORETTA MARTIN



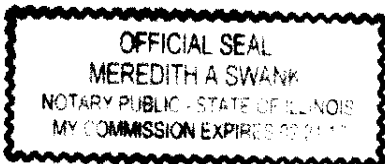
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Subscribed and sworn to before me this  
this 22<sup>nd</sup> day of December, 2015

Meredith A Swank  
Notary Public

Dated: 12-22-15

Loretta J. Martin  
LORETTA J. MARTIN, not individually,  
but solely as Trustee of the Loretta J.  
Martin Trust dated November 29, 1999



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 the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act.)