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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, Loretra 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, 72/3 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 *
21-30-107-038-000	00 20160101660034	1-826-292-288

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

* 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.

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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 applications 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 earnings 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 earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lards is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or durlicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said 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 aforesaid has hereunto sother hand and seal this 22 day of December, 2015.

Core CA MARTIN (SEAL)

STATE OF: ILLINOIS) SS COUNTY OF: COOK)

I, the undersigned, a Notary Public in and for said County, in the State afcressid, DO HEREBY CERTIFY that Loretta Martin, 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this **22** day of December, 2015.

OFFICIAL SEAL
MEREDITH A SYVARIK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02:21 17

NOTARY PUBLIC

Commission Expires: 02/21/211

This instrument was prepared by:

Peter J. Latz & Associates LLC

104 North Oak Park Avenue, Suite 200, Oak Park, Illinois 60301

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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 FFF 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'SSUBDIVISION 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; A'SO THE SOUTHERLY 33 1/3 FEET OF THE NORTHERLY 66 2/3 FEET OF SAID LOT 104 (EXCEPTING THEWESTERLY 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 HERE'N 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 RH.

Cortico NINE MONTHS THEREAFTER OCCUPIED BY ANY OTHER HOUSE.

REAL ESTATE TRANSFER TAX			18-Jan-2016
		COUNTY: ILLINOIS: TOTAL:	0.00 0.00 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** day of December, 2015

Mholog

Notary Public

Dated:

LORETTA MARTIN

OFFICIAL SEAL
MEREDITH A SWANK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 2019 1-17

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 day of December, 2015

Notary Public

Dated:

LORETTA J. MARTIN, not individually, but solely as Trustee of the Loretta J.

Martin Trust dated November 29, 1999

OFFICIAL SEAL
MEREDITH A SWANK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES OF VEHICLE

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.)