

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS, JAMES DURKAN, and LINDA DURKAN, husband and wife, of 410 W. Burlington Avenue, Unit #205 LaGrange, IL 60525, for and in consideration of Ten Dollars (\$10.00), CONVEY and QUIT CLAIM to LINDA DURKAN as Trustee under the terms and provisions of a Certain Declaration of Trust dated August 27, 2015, and known as the LINDA DURKAN TRUST, of 410 W. Burlington Avenue, Unit #205 LaGrange, IL 60525 and to any and all successors as Trustee appointed under said Agreement, or who may be legally appointed, as tenants by the entirety, of which trust LINDA DURKAN and JAMES DURKAN are the primary beneficiaries.



Doc#: 1602713017 Fee: \$42.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 01/27/2016 10:54 AM Pg: 1 of 3

The following described real estate, situated in the County of Cook, State of Illinois to wit:

UNIT NUMBER (S) 410-205 AND P-48 IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART FALLING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 2001 AS DOCUMENT NUMBER 011096800; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### SUBJECT TO:

Covenants, conditions and restrictions of record, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property; public and utility easements and roads and highways, if any, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property;

Permanent Index Number: 18 04 121 037 1072 AND 18 04 121 037 1098  
 Property Commonly Known As: 401 West Burlington Avenue Unit #205, LaGrange, IL 60525

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

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, and or all of the title and estate of the trust, and to 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, street, 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

Exempt under provisions of Paragraph (e) Section 4, Real Estate Transfer Tax Act.  
 1-25-16 N. Coletta  
 Date Buyer, Seller or Register Representative

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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.

- 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 enquire 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 above described was in full force and effect; that said instrument so 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 with the title, estate, rights, powers and duties of the preceding Trustee.

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.

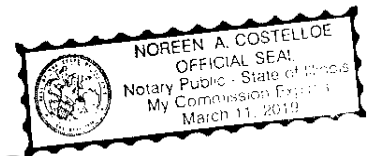
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors do hereby waive and release 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 25<sup>th</sup> day of January, 2016.

James Durkan  
 JAMES DURKAN

Linda Durkan  
 LINDA DURKAN



State of Illinois  
County of DuPage ) ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **JAMES DURKAN and LINDA DURKAN** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 official seal this 25<sup>th</sup> day of January, 2016.

Noreen A. Costelloe  
 Notary Public

Prepared by: Noreen A. Costelloe, Esq., 7420 S. County Line Rd. Suite 5, Burr Ridge, IL 60527  
 Mail to: Noreen A. Costelloe, Esq., 7420 S. County Line Rd. Suite 5, Burr Ridge, IL 60527  
 Send Tax Bills To: Durkan 410 W. Burlington #205 LaGrange, IL 60525

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1 | 26 | 2016

SIGNATURE: Noreen A Costello  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

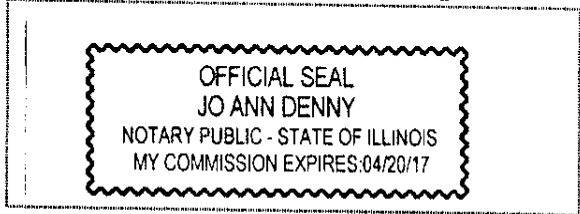
By the said (Name of Grantor): Noreen A Costello

On this date of: 1 | 26 | 2016

NOTARY SIGNATURE: JoAnn Denny

JoAnn Denny

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 26 | 2016

SIGNATURE: Noreen A Costello  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

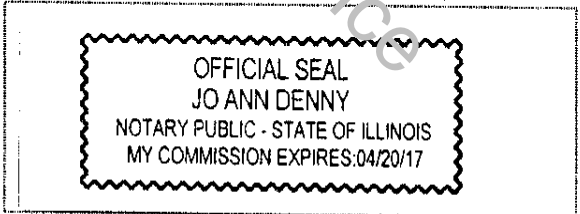
By the said (Name of Grantee): Noreen A Costello

On this date of: 1 | 26 | 2016

NOTARY SIGNATURE: JoAnn Denny

JoAnn Denny

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**