



Doc#: 1603440016 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2016 02:35 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTORS

Mary Loepky,

Not married,

of 315 Des Plaines Avenue, Unit 202,

Forest Park, IL 60130.

(The Above Space for Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois in consideration of the sum TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Revocable Living Trust of Kimberly J. Hayworth dated 6 January 2016, under the terms and provisions of a certain Trust Agreement, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See 3rd page for legal description.)

Permanent Index Number: 15-12-429-057-1010

Address of Real Estate: 315 Des Plaines Avenue, Unit 202, Forest Park, IL 60130

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:

1. 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 successor in trust, any 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 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.

2. 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 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.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from sale or other disposition of the trust property, and such interest is hereby declared to be personal only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 Title 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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph E and Cook County Ordinance 93-0-27 paragraph E.

The Grantors 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 19 day of January, 2016.

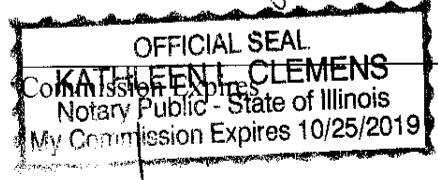
Mary Loepky
Mary Loepky

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mary Loepky, 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 therein set forth.

GIVEN under my hand and official seal, this 19 day of January, 2016.

Kathleen L. Clemens
Notary Public



MAIL DEED AND SUBSEQUENT TAX BILLS TO:

Mary Loepky
315 Des Plaines Avenue, Unit 202
Forest Park, IL 60130



UNOFFICIAL COPY**Legal Description**

UNIT 202 IN THE CANTERBURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN HALLEY'S SUBDIVISION OF BLOCKS 31 AND 32 AND THE NORTH 50 FEET OF BLOCK 33 (EXCEPT THE WEST 167 FEET THEREOF) ALL IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267587, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-12-429-057-1010

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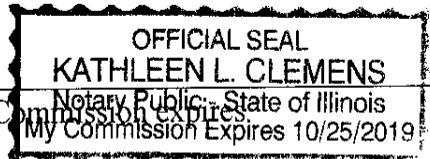
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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, 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, 2016. Signature: Mary Zepf

Subscribed and sworn to before me this 9 day of Jan, 2016.

Kathleen L. Clemens
Notary Public

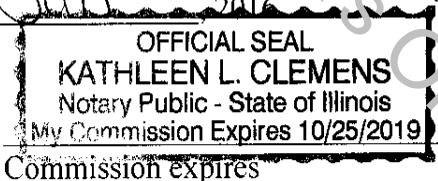


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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, 2016. Signature: Kimberly Hayworth

Subscribed and sworn to before me this 9 day of Jan, 2016.

Kathleen L. Clemens
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grant shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.