



First American Title Insurance Company

**QUIT CLAIM DEED IN TRUST
Individual**

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Doc#: 1608229025 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2016 12:51 PM Pg: 1 of 5

THE GRANTOR(S), BRENDA LAZARD, married to Charles Robinson, of the City of Lansing, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to BRENDA LAZARD, as Trustee under the Declaration of Trust Agreement known as the BRENDA LAZARD DECLARATION OF TRUST dated February 19, 2016, of 18215 Wentworth Ave., Unit 2D, Lansing, IL 60438, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See attached legal description

This is not Homestead Property.

Permanent Real Estate Index Number(s): 30-32-403-134-1009

Address(es) of Real Estate: 18215 Wentworth Ave., Unit 2D, Lansing, IL 60438

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 a successor or successors 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 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 agreement 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 the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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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 Grantor(s) hereby waive(s) and release(s) 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 19th day of February, 20 16.

Brenda Lazard
BRENDA LAZARD

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, BRENDA LAZARD, married to Charles Robinson, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of February, 20 16.

Commission expires 9/15, 20 16.

Donna Craft Cain (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (4) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW
DATE: 2/19/16



Walter
Signature of Buyer, Seller or Representative

Prepared by:
Donna Craft Cain, P.C.
3 E. Park Boulevard
Villa Park, IL 60181

Mail to:
Donna Craft Cain, P.C.
3 E. Park Boulevard
Villa Park, IL 60181

Name and Address of Taxpayer:
Brenda Lazard
18215 Wentworth Ave., Unit 2D
Lansing, IL 60438

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Unit Number 2D in St. John's Commons Condominium, as delineated on a plat of survey of the following described tracts of land: Certain lots in Dolton and Lange's Subdivision of Lands in the Northwest corner of the Southeast Fractional 1/4 of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 10, 1997 as Document Number 97410753; together with its undivided percentage interest in the common elements.

Permanent Index Number(s): 30-32-403-134-1009

Property Address: 18215 Wentworth Avenue, Lansing, IL 60438

Property of Cook County Clerk's Office

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First American Title Insurance Company

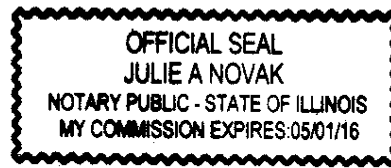
STATEMENT BY GRANTOR AND GRANTEE

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.

Date: 3/22/16

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Doree Craft
THIS 22 DAY OF March
20 16



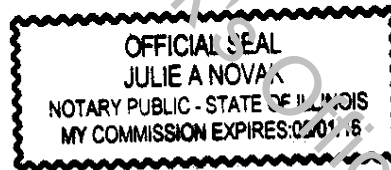
NOTARY PUBLIC Julie A. Novak

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 title to real estate under the laws of the State of Illinois.

Date: 3/22/16

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Doree Craft
THIS 22 DAY OF March
20 16



NOTARY PUBLIC Julie A. Novak

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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.


Title Holder's Name: **Brenda Lazard**
Mailing Address: **18215 Wentworth Avenue, unit 2D**
Lansing, IL 60438
Telephone: **312-498-2245**
Attorney or Agent: **Donna Cair**
Telephone No.: **630-941-8650**
Property Address **18215 Wentworth Avenue, unit 2D**
Lansing, IL 60438
Property Index Number (PIN) **30-32-402-134-1009**
Water Account Number **N/A**
Date of Issuance: **March 16, 2016**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on March 16 2016 by
Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.