## **UNOFFICIAL COPY**

#### **DEED IN TRUST**

This Indenture Witnesseth, that the Grantor MARGARET L. GARRY, of the County of COOK and State of ILLINOIS for and in consideration of ten dollars (\$10.00) in hand paid, convey(s) and warrant(s) unto

MARGARET L. GARRY, as
Trustee under the provisions of a trust
agreement known as MARGARET L. GARRY
REVOCABLE LIVING TRUST, dated
March 3 2016, the beneficial
Interest of said trust being held by MARGARET



Doc#: 1617534024 Fee: \$68.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 06/23/2016 09:29 AM Pg: 1 of 4

L. GARRY, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, commonly known as 2158 Ridge Road, Homewood, legally described as:

LOT 14 IN BLOCK 1 IN VILLAGE OF HARTFORD, A SUBDIVISION IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, AND IN RANGE 14 OF EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 29-31-304-012

PROPERTY ADDRESS: 2158 Ridge Road, Hornewood, Illinois 60430

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.

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 application 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 there under; (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

SYSP466 SW MW SCX EXE

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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.

And the said grantor hereby expressly waives and release 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.

### STATEMENT OF EXEMPTION

I, MARGARET L. GARRY, certify that this transfer is EXEMPT FROM TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e), PROPERTY TAX CODE.

Margaret L. Harry March 3, 2016 MARGARET L. GARRY DATE

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set hand(s) and seal(s) this 3 day of Manch, 2016.

Margaret I Larry (SEAL)
MARGARET L. GARRY

State of ILLINOIS )
County of Ourage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARGARET L. GARRY, is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the said Trust, for the uses and purposes therein set forth.

1617534024 Page: 3 of 4

## **UNOFFICIAL COPY**

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3 day of March, 2016.

Notary Public:

My Commission Expires: \_

OFFICIAL SEAL
KEVIN O'FLAHERTY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/06/20

Prepared By:

Kevin O'Flaherty of O'F aherty Law, P.C.; 5002 Main Street, Ste. 201., Downers Grove, Illinois 60515.

RETURN RECORDED DEED TO: O'Flaherty Law, P.C. 5002 Main Street, Ste. 201 Downers Grove, IL 60515

MAIL SUBSEQUENT TAX BILLS TO:
Margaret L. Garry
2158 Ridge Rd
Homewood, IL 60430

Address of Grantor(s): Margaret L. Garry 2158 Ridge Rd Homewood, IL 60430

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## 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 excity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 7	
, 20/6	
0.0	Signature:
	Cranton
Subscribed and sworn to before me	Grantor or Agent
By the said	page and a second
This 27	JENNIFER A MCINERNEY
Notary Public Quarter A Uchan	Official Seal
The the thene	Notary Public - State of Illinois
The grantes or his	My Commission Expires Apr 12, 2020
The grantee or his agent affirms and verifies that assignment of beneficial interest in a land trust is	the name of the grantee shows and
assignment of beneficial interest in a land trust is foreign corporation authorized to do business or	either a natural person an Illinois asset deed or
foreign corporation authorized to do business or a partnership authorized to do business or acquire and	acquire and hold title to real artests in the
partnership authorized to do business or acquire and recognized as a person and authorized to do business	d hold tide to real estate in Illinois, a
recognized as a person and authorized to do business State of Illinois.	or acquire attle to real estate under the t
Date of Inficis.	to four estate under the laws of the
Date Main 11	~/ <sub>4</sub> ,
20/1/2	(8)
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Sign	ature:
	Grantee or Agent
Subscribed and amount to	Grantee of A Pent
Subscribed and sworn to before me  By the said	
This 21 days 6 11	JENNIFER A MCINERNEY
Notary Public Oxumber of Wal 120 110	Official Seal
Notary Public Junife of Walin	Notary Public - State of Illingis  My Commission Expires Apr 12, 2320
Note: Any roman and	my Commission Expires Apr 12, 2, 220
Note: Any person who knowingly submits a false state be guilty of a Class C misdemeanor for the first offens	ement concerning the identity of a Crosses at all
be guilty of a Class C misdemeanor for the first offenses.	e and of a Class A misdemeanor for subsequent
	Tot subsequent
(Attach to deed or ARI to be recorded in G.	
(Attach to deed or ABI to be recorded in Cook County 4 of the Illinois Real Estate Transfer Tax Act.)	y, Illinois if exempt under provisions of Section
Translet 1av Mct.)	