# UNOFFICIAL COPY

**DEED IN TRUST** 

Doc#: 1620146004 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavlt Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/19/2016 09:22 AM Pg: 1 of 4

Mail to:

JAMES J. MOKRONE 12820 S. Ridgeland Ave., Unit C Palos Heights, IL 60463

Mail Tax Bills to:

THOMAS NAUGHTON 202 Pine Tree Lane LaGrange Park, IL 60525

Ox Coof Cc THIS INDENTURE WITNESSETH, that the Grantors, THOMAS M. NAUGHTON and TRACEY F. NAUGHTON, husband and wife, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto Grantees, THOMAS NAUGHTON and TRACEY NAUGHTON of the State of Illinois as TRUSTEES under the provisions of the "TRUST AGREEMENT OF THOMAS NAUGHTON and TRACEY NAUGHTON" dated the , 2016, (hereinafter referred to as "said trustee", regardless of day of JU24 the number of trustees), and unto all and every successor or successors in trust under said trust agreement, , with such interest to be held, not as joint tenants or as tenants in common, but as tenants by the entirety, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 11 in Brezina Woods Addition to LaGrange Park, Being a Subdivision of Part of the Northeast Quarter of Section 28, Township 39 North, Range 12, East of the Third Principal Meridian, as Created by Document T3448466 Registered July 17, 1985, in Cook County, Illinois

Commonly known as 202 Pine Tree Lane, LaGrange Park, IL 60525 P.I.N.: 15-28-213-007

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.

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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, streets, 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 of 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 icr such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relations 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 arplication 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 instrumen, 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 as 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 lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or

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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 Grantors hereby expressly waive 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal this 6 day of JULY, 2016.

(SEAL) Tracey I naw (SEAL)

THOMAS M. NAUGHTON

STATE OF ILLINOIS

(SEAL) Section (SEAL)

TRACEY I. NAUGHTON

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas M. Naughton and Tracey F. Naughton are 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 that they signed, sealed and delivered the said instrument as their 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 day of

JULY, 2016.

Notary Public

NOTARY PUBLIC - STATE OF ILLINOIS

Commission expires 4-2619

IMPRESS SEAL HERE

COOK COUNTY ILLINOIS TRANSFER
STAMPS EXEMPT UNDER PROVISIONS OF
PARAGRAPH \_\_\_\_SECTION 4 REAL

ESTATE TRANSFER ACT.

opresentative ...

THIS DOCUMENT PREPARED BY:

James J. Morrone, Attorney at Law 12820 S. Ridgeland Ave., Unit C Palos Heights, IL 60463

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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   1   20   1	or the state of fillnois.
DATED: 16 , 20 16	SIGNATURE: Tracey naughton
GRANTOR NOTARY SECTION: The below section is to be completed by	
Subscribed and SWP II. to before me, Name of Notary Public:	JAMES J Morrore
By the said (Name of Grantor) Traccy WAUGHTON	AFFIX NOTARY STAMP BELOW
On this date of: 7 / 6 ,20 / 6	OFFICIAL SEAL
NOTARY SIGNATURE:	JAMES J MORRONE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/26/19
GRANTEE SECTION	
The <b>GRANTEE</b> or her/his agent affirms and verifies that the name of the <b>GRANTEE</b> shown on the deed or assignment	
of beneficial interest (ABI) in a land trust is either a natural person, 2.11 inois corporation or foreign corporation	
authorized to do business or acquire and hold title to real estate in Illing's, a partnership authorized to do business or	
acquire and hold title to real estate in Illinois or other optimus	minds, a partnership authorized to do business or
acquire and hold title to real estate in Illinois or other entity recogn acquire title to real estate under the laws of the State of Illinois.	ized as a person and authorized to do business or
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
DATED: 7 16 , 20 16	SIGNATURE: Tracey Naughton
ODANITE NAME AND ADDRESS OF THE PARTY OF THE	GRANTEE OF AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the CFANTEE signature.	
Subscribed and sworn to before me, Name of Notary Public:	Imes J Morrows
By the said (Name of Grantee): Tracey Naventon	AFFIX NOTARY STAME DELOW
On this date of: 7 14 , 20 16	······
NOTARY SIGNATURE:	OFFICIAL SEAL JAMES J MORRONE
	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/26/19
	THE PROPERTY OF THE PROPERTY O

### 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

revised on 10.6.2015