

# UNOFFICIAL COPY

## DEED IN TRUST

**THE GRANTOR(S), Peggy L. Sullivan,** of the City of Lemont, County of Cook, State of Illinois, for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT(S)** to Grantee(s), **Peggy L. Sullivan, sole Trustee,** or her successors in trust, under **The Peggy L.**



**Doc#: 1620147145 Fee: \$42.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/19/2016 01:23 PM Pg: 1 of 3

**Sullivan Declaration of Trust, dated July 14, 2016,** and any amendments thereto, of 91 Ruffled Feathers Drive, Lemont, IL 60439 the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: LOT 55 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED AS DOCUMENT NUMBER 91522355.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT P AND R AS CREATED BY PLAT OF SUBDIVISION.

**PERMANENT INDEX NO.: 22-34-212-003-0000**

**COMMONLY KNOWN AS: 91 Ruffled Feathers Drive, Lemont, Illinois 60439**

This Deed was prepared without benefit of title examination. No Warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property which is described in this Deed.

**Subject to** covenants, conditions, restrictions and easements of record, 2016 real estate taxes and subsequent years; and

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust including a release and waiver of all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Exempt under Provisions of Paragraph  E  Section 31-45, Property Tax Code.

7-14-2016  
Date

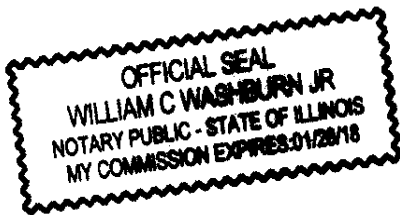
William C Washburn Jr.  
Buyer, Seller or Representative

Dated this 14th day of July, 2016

Peggy L. Sullivan (SEAL)  
Peggy L. Sullivan

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that **Peggy L. Sullivan, Grantor(s)**, personally known to me to be the same person(s) whose name(s) 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 her free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 14th day of July, 2016.

William C Washburn Jr. (SEAL)  
NOTARY PUBLIC

**PREPARED BY and MAIL TO:**  
**William C. Washburn Jr.**  
*Attorney at Law*  
619 Rollingwood Drive  
Shorewood, Illinois 60404  
(815) 735-1509  
Email: bwashburnjr@gmail.com

**MAIL TAX BILL TO:**  
**Peggy L. Sullivan**  
91 Ruffled Feathers Drive  
Lemont, IL 60439

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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: 7 | 14 | 2016

SIGNATURE: William C. Washburn  
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:

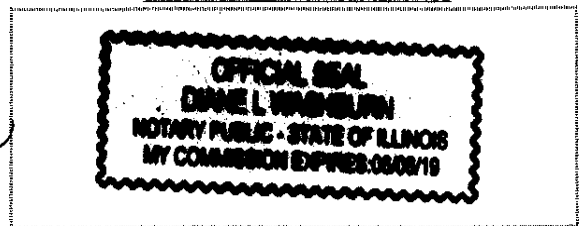
DIANE L. WASHBURN

By the said (Name of Grantor): PEGGY L. SULLIVAN

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 14 | 2016

NOTARY SIGNATURE: Diane L. Washburn



### 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: 7 | 14 | 2016

SIGNATURE: William C. Washburn  
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:

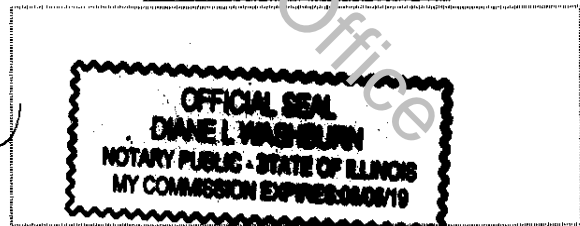
DIANE L. WASHBURN

By the said (Name of Grantee): PEGGY L. SULLIVAN

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 14 | 2016

NOTARY SIGNATURE: Diane L. Washburn



**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)**