

UNOFFICIAL COPY



DEED IN TRUST

THE GRANTORS, PETER PHILIPPI and JOYCE PHILIPPI, husband and wife, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars (\$10.00), in hand paid, CONVEYS AND QUIT CLAIMS TO PETER PHILIPPI and JOYCE PHILIPPI, CO-TRUSTEES OF THE JOYCE B. PHILIPPI TRUST u/t/a/d June 25, 1996 and all and every successor Trustee or Trustees, all interest in the Real Estate described below situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

Doc#: 1621050099 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2016 11:23 AM Pg: 1 of 3

LEGAL DESCRIPTION:

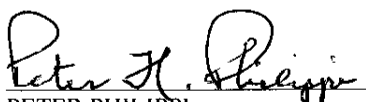
LOT 6 IN BLOCK 3 IN THE SUBDIVISION OF PART OF NORTHWOODS, BEING IN THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number(s): 15-01-303-011-0000
Address of Real Estate: 1102 Franklin, River Forest, IL 60305

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 5TH day of JULY, 2016


PETER PHILIPPI (SEAL)


JOYCE PHILIPPI (SEAL)

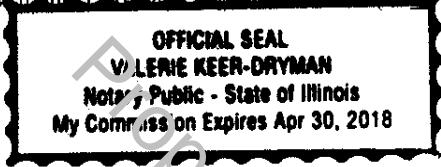
EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST


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State of Illinois)
)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER PHILIPPI and JOYCE PHILIPPI, 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 July day of July, 2016



[Handwritten Signature]

Notary Public

This instrument was prepared by and please mail to:

Mitchell D. Pawlan, Esq.
PAWLAN LAW, LLC
1751 Lake Cook Rd., Suite 400
Deerfield, IL 60015

This transaction is exempt from taxation pursuant to 35 ILCS 200/31-45(e).

Peter H. Philippi July 5 2016
Transferor or Agent (Date)

Mail Tax Bills to Grantee at Grantee's Address: 1162 Franklin, River Forest, IL 60305

Property of Cook County Clerk's Office

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Cheryl Scott

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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 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.

Date: July 5, 2016 Signature: Peter H. Philipp
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
Notary Public

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

Date: July 5, 2016 Signature: Peter H. Philipp
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
Notary Public

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.

[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.]

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST
Cheryl Scott