

DEED IN TRUST

Trustees Deed

Mail To and Prepared By:

James L. Tozzi

55 West Monroe Street

Suite 3700

Chicago, Illinois 60603



Doc#: 1621744065 Fee: \$48.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/04/2016 04:04 PM Pg: 1 of 6

(3) Name & Address of Taxpayer:

Richard J. Collins & Patricia A. Collins

9513 Hemingway Lane

Fort Myers, Florida 33913

Cell 740553-3537146

The Grantor, **RICHARD J. COLLINS and PATRICIA A. COLLINS, husband and wife**, of 9513 Hemingway Lane, Fort Myers, Florida 33913, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM all of their right, title and interest in the following described real estate to **RICHARD J. COLLINS and PATRICIA A. COLLINS, AS CO-TRUSTEES**, of the **COLLINS FAMILY REVOCABLE DECLARATION OF TRUST DATED APRIL 21, 2014**, (regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate situation in the County of Cook, State of Illinois to wit:

UNIT NUMBER 2745-3E IN HAMPDEN COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 32 AND 33 IN SUBDIVISION BY ANDREWS, SPAFFORD AND COLEHOUR OF BLOCKS 1 AND 2 OF OUTLOT 'A' IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25457697 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number: 14-28-309-032-1010

Property Address: 2745 North Hampden Court, Unit 3E, Chicago, Illinois 60614

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.

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, street, 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 present or in future, and upon any terms and for any period or periods

CCRD REVIEW

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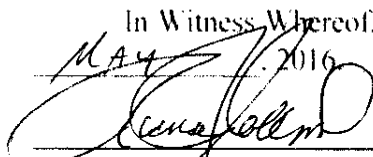
of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to 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 or 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 for 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 relation to said premises, or to whom said premises or any other 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 thereunder; (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 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 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 the sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set their hands and seals this 31 day of

MAY 2016

 (Seal)
 RICHARD J. COLLINS

Patricia A. Collins
 (Seal)
 PATRICIA A. COLLINS

REAL ESTATE TRANSFER TAX		05-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		05-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-309-032-1010 | 20160501605615 | 1-213-981-504

14-28-309-032-1010

| 20160501605615 | 2-047-304-512

* Total does not include any applicable penalty or interest due.

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STATE OF FL
Fort Myers, FL 33902

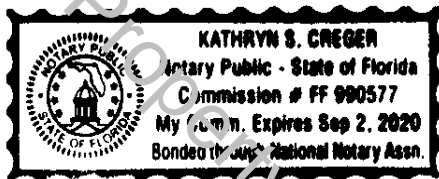
) ss.

COUNTY OF Lee

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD J. COLLINS and PATRICIA A. COLLINS, husband and wife, 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 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 notarial seal, this 31st day of May, 2016



Kathryn S. Greger
NOTARY PUBLIC

My commission expires: 9-2-2020

Exempt under Provisions of Paragraph e Section 4, Real Estate Transfer Act

Date 31 May 2016

[Signature]
Signature of Buyer, Seller or Representative

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108



U05889645

1632 7/8/2016 80376114/3

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All Purpose Acknowledgement

State of: FL

County of: Lee

On this 31st day of May, 2016, before me

Kathryn S. Cregar, a Notary Public, personally appeared

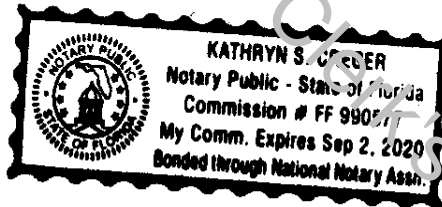
Richard J. Collins and Patricia A. Collins, husband and wife personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument, Deed In Trust.

Witness my hand and seal:

Kathryn S. Cregar
(Seal)

Printed Name:

My commission expires:



DESCRIPTION OF ATTACHED DOCUMENT

Loan Number:

Document Type:

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of her 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.

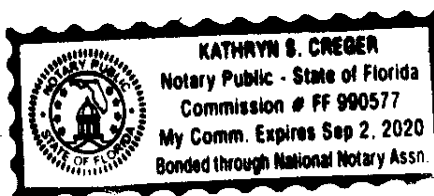
Dated: 31 May, 2016

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said
this 31st day of May, 2016

Kathryn S. Cregar
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.

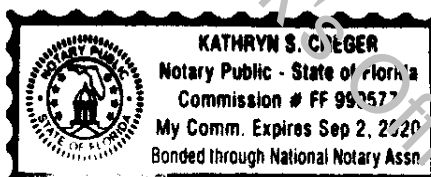
Dated: May 31st, 2016

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said
this 31st day of May, 2016

Kathryn S. Cregar
Notary Public



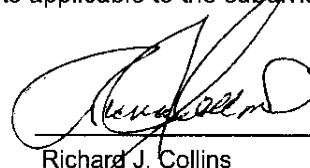
UNOFFICIAL COPY**AFFIDAVIT – PLAT ACT****RECORDER OF COOK COUNTY****STATE OF ILLINOIS)****ss****COUNTY OF COOK)**

RICHARD J. COLLINS being duly sworn on oath, states that she resides at 2745 NORTH HAMPDEN CT, APT 3E, CHICAGO, IL 60614 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

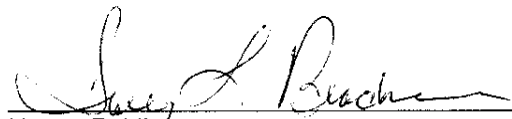
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



Richard J. Collins

SUBSCRIBED AND SWORN to before me this 29th day of June, 2016.


 Notary Public
 My commission expires: 9/21/2016

