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DEED IN TRUST

(Illinois)



Doc#: 1621834034 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2016 09:20 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH that the Grantor, Kay E. Thurn of the City of Chicago, Cook County, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto

KAY THURN, Trustee, or her successors in trust, under the KAY THURN Revocable Living Trust, dated June 7, 2013 and any amendments thereto the entire and all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN RAISH'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION SEVEN (7), TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO, THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THE AFORESAID PROPERTY.

Permanent Real Estate Index Number(s): 25-07-123-014-0000
Address of Grantee(s) and of Property: 9812 South Leavitt, Chicago, IL 60643

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. E & Cook County Ordinance 95104 Par. E

Date: July 15, 2016 Sign Kay E. Thurn

together with the tenements and appurtenances thereunto belonging.
Subject to: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and building laws, ordinances, use or occupancy restrictions; zoning laws and ordinances which conform to the present use of the premises; public and utility easements; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration; acts done or suffered by the Grantee.

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 granted to the trustee to improve, manage, protect and

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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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the 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 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustees in relation to the 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 deed and by 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 this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or 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 or provided.

And the said grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the said grantor has set her hand and seal this 15th day of July, 2016.

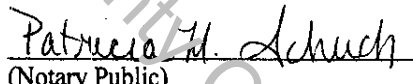
 (SEAL)
Kay E. Thurn

STATE OF ILLINOIS)
) SS.
COOK COUNTY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kay E. Thurn, personally known to me to be the same person whose name is 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, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this
15th day of July, 2016.

Given under my hand and official seal




(Notary Public)
My commission expires: 05/06/17




This instrument was prepared by:
Brendan M. Burns
7330 W. College Dr., Suite 103
Palos Heights, IL 60463

Send subsequent tax bills to:
Kay Thurn, Trustee
9812 S. Leavitt
Chicago, IL 60643

Mail Recorded document to:
Brendan M. Burns
7330 W. College Dr., Ste. 103
Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX		05-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-07-123-014-0000 20160801641395 1-497-015-104		

REAL ESTATE TRANSFER TAX		05-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-07-123-014-0000 20160801641395 1-974-281-024		

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

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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 | 15 | 20 16

SIGNATURE: *Kay Shum*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

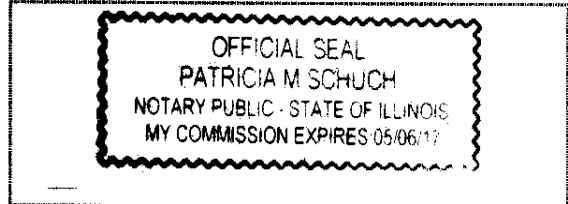
Subscribed and sworn to before me, Name of Notary Public: PATRICIA M. SCHUCH

By the said (Name of Grantor): _____

On this date of: 7 | 15 | 20 16

NOTARY SIGNATURE: Patricia M. Schuch

AFFIX NOTARY STAMP BELOW



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 | 15 | 20 16

SIGNATURE: *Kay Shum trustee*
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: PATRICIA M. SCHUCH

By the said (Name of Grantee): _____

On this date of: 7 | 15 | 20 16

NOTARY SIGNATURE: Patricia M. Schuch

AFFIX NOTARY STAMP BELOW



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)**)