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TRUSTEE'S DEED (Illinois)



Doc#: 1622850013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2016 09:00 AM Pg: 1 of 3

THIS AGREEMENT, made this 1st day of August, 2016 between **James W. Archer as successor trustee of the Loretta Ann Archer Declaration of Trust dated May 28, 2015**, Grantor, and **James W. Archer as trustee of the James W. Archer Declaration of Trust dated May 28, 2015 of 8160 Lyons, Niles, IL 60714**, Grantee, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed. WITNESSETH:

The Grantor in consideration of the sum of Ten and 00/100 (\$10.00) dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook State of Illinois, to-wit:

Permanent Real Estate Index Number. 09-14-211-001-0000

Address of real estate: 8160 Lyons, Niles, IL 60714

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

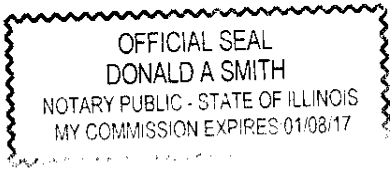
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

DATED this 1st day of August, 2016
James W. Archer
JAMES W. ARCHER, as successor trustee as aforesaid

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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 **James W. Archer as successor trustee of the Loretta Ann Archer Declaration of Trust dated May 28, 2015** 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such successor trustee, for the uses and purposes therein set forth.



Given under my hand and official seal, this 1st day of August, 2016.

Commission expires July 8, 2017 Donald A. Smith
Notary Public

This instrument was prepared by: Donald A. Smith, Esq., Suite 800, Golf Mill Professional Building, Niles, IL, 60714.

LEGAL DESCRIPTION

LOT 28 IN CALLERO & CATINO'S GOLF VIEW GARDENS, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act

Dated 8/1/16

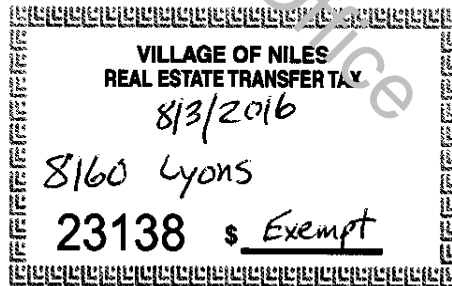
Donald A. Smith
Attorney for Grantor

Send subsequent tax bills to:

Mail To Donald A. Smith, Esq.
Suite 800, 241 Golf Mill Prof. Bldg.
Niles, IL 60714

Mr. James W. Archer
8160 Lyons
Niles, IL 60714

OR Recorder's Office Box No. _____



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

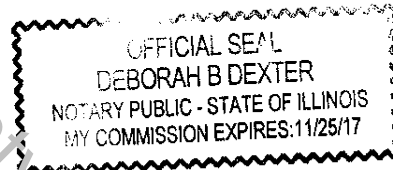
Dated August 1, 2016

Signature:

[Signature]
Grantor or agent

Subscribed and sworn to
before me this 23rd day
of August, 2016.

[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.

Dated August 1, 2016

Signature:

[Signature]
Grantee or agent

Subscribed and sworn to
before me this 23rd day
of August, 2016.

[Signature]
Notary Public

