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DEED IN TRUST WARRANTY (Illinois)

Prepared by and after recording mail to:

Todd M. Van Baren, Esq.
Hoogendoorn & Talbot LLP
122 S. Michigan Avenue #1220
Chicago, IL 60603

Name & Address of Taxpayer:

Mr. and Mrs. Roger L. De Graff
1615 Vollbrecht Court
South Holland, IL 60473



Doc#: 1625319140 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2016 12:01 PM Pg: 1 of 6

THE GRANTORS, **Roger L. De Graff** and **Patricia J. De Graff**, husband and wife, of the Village of South Holland, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration CONVEY AND WARRANT to **Roger L. De Graff** and **Patricia J. De Graff**, as Trustees of the **De Graff Family Trust, Dated June 8, 2016**, of 1615 Vollbrecht Court, South Holland, Illinois 60473, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See **Exhibit A** attached hereto and made a part hereof for the legal description

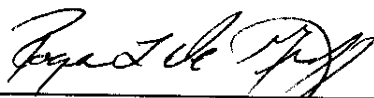
SUBJECT TO: (a) covenants, conditions and restrictions of record, (b) private, public and utility easements and roads and highways, if any; and (c) general real estate taxes not yet due and payable.

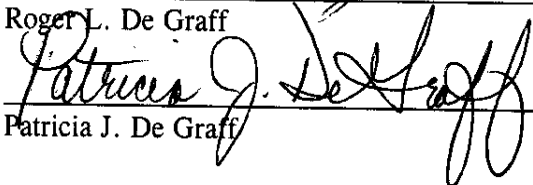
TO HAVE AND TO HOLD the said premises with the appurtenances thereon upon the trusts for the uses and purposes herein and in said trust agreement set forth (see **Exhibit B** attached hereto for the Trustees' powers), hereby waiving and releasing the right of homestead.

Permanent Index Number: 29-25-115-022-0000

Property Address: 1615 Vollbrecht Court, South Holland, Illinois 60473

DATED this 8th day of June, 2016.



Roger L. De Graff


Patricia J. De Graff


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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Roger L. De Graff and Patricia J. De Graff, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

Given under my hand and notarial seal this 8th day of June, 2016.

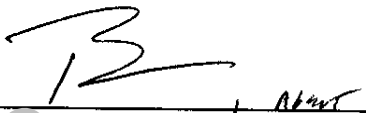




Notary Public

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200-311/45(e).

Dated: 6/8, 2016



Buyer, Seller or Representative

CLERK OF COOK COUNTY Clerk's Office

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EXHIBIT A

Lot 28 in Vollbrecht Grove Subdivision, being a Subdivision of Lots 5 and 6 in the Subdivision of part of the Northwest 1/4 of Section 25, Township 36 North, Range 14, East of the Third Principal Meridian, lying west and north of Thorn Creek and part of the Northeast 1/4 of Section 26, Township 36 north, Range 14, east of the Third Principal Meridian, lying North of Thorn Creek (except the west 881 feet thereof) in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

TRUSTEE'S POWERS

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, 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 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 praesenti or in futuro, 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 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 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.

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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: September 6, 2016

Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this
6th day of September, 2016.

[Handwritten Signature]
Notary Public



The grantee 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: September 6, 2016

Signature:

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this
6th day of September, 2016.

[Handwritten 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 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 Tax Act.]

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Roger L. De Graff and Patricia J. De Graff**
Mailing Address: **1615 Vollbrecht Court, South Holland, IL 60473**
Telephone No.: **708.308.5325**
Attorney or Agent: **Todd M. Van Baren**
Telephone No.: **312.786.0708**
Fax No. **312.786.0708**
Property Address: **1615 Vollbrecht
South Holland, IL 60473**
Property Index Number (PIN): **29-25-115-022-0000**
Water Account Number: **0410028000**
Date of Issuance: **9/6/2016**

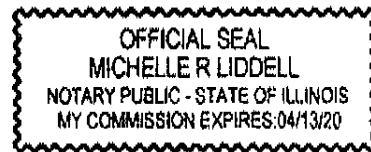
State of Illinois)
County of Cook)

This instrument was acknowledged before me on September 6, 2016 by

Michelle R. Liddell
Michelle R. Liddell
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Veronic 9/6/2016
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.