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Deed In Trust - Warranty Deed

(Vacant Land)

PREPARED BY:

Standard Bank & Trust Co.
7800 W. 95th Street
Hickory Hills, IL 60457



1625657156D

Doc#: 1625657156 Fee: \$46.00

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

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/12/2016 11:00 AM Pg: 1 of 5

Mail To:

Standard Bank & Trust Co.
7800 W. 95th Street
Hickory Hills, IL 60457

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor

Of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 19th day of Nov. 2010, and known as Trust Number 20942 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO. Commonly known as 11947 S. Harvard Avenue, Chicago, IL 60628. Property Index Number 25-28-201-019-0000.

TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 partition or to exchange said property, or any part thereof, or other real estate or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all other ways and for such other considerations as it would be



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(continued)

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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor 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 sale on execution or otherwise. *

IN WITNESS WHEREOF, the grantor aforesaid has/have hereunto set his/her hand and seal this 17th day of August, 20 16

Signature: Mary Ann Gordon
Name: MARY ANN GORDON

Signature: _____
Name: REAL ESTATE TRANSFER TAX 02-Sep-2016

Signature: _____	CHICAGO:	0.00
Name: _____	CTA:	0.00
	TOTAL:	0.00 *

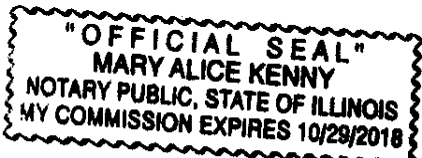
Signature: _____
Name: 25-28-201-019-0000 | 20160801646365 | 1-817-451-328

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

Exempt under provisions of Paragraph C
Section 31-45, Real Estate Transfer Tax Act.
8/17/16 Mary Alice Kenny, Notary
Date Buyer, Seller or Representative

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby Certify, that MARY ANN GORDON personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/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.

Given under my hand and Notarial seal this 17th day Aug. , 20 16



Mary Alice Kenny
NOTARY PUBLIC

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*This conveyance is subject to the express conditions that: 1) Grantee shall not convey, assign or otherwise transfer the Property except in conjunction with the adjoining real estate presently owned by Grantee; 2) the Property shall be improved with landscaped open space within six (6) months of the date of conveyance of the Property and the construction of any permanent improvements on the Property, excluding only improvements made by the Grantee on the Property that constitute an integrated addition to the Grantee's primary residence on the adjacent lot, or a garage appurtenant thereto, are prohibited; and 3) Grantee maintains the Property in accordance with the provisions of the aforesaid Ordinance and the Adjacent Neighbors Land Acquisition Program of the Municipal Code of Chicago. These conditions shall run with the land and be in full force and effect for a period of ten (10) years from the date of this deed.

The Grantee acknowledges that if the Grantee develops the Property with a residential housing project, as defined under and that is subject to Section 2-45-110 of the Municipal Code of the City (the "Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the Affordable Requirements Ordinance.

Cook County Clerk's Office



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LEGAL DESCRIPTION

LOT 29 (EXCEPT THE SOUTH 17-1/2 FEET THEREOF) ALL OF LOT 30 AND THE SOUTH 2-1/2 FEET OF LOT 31, IN BLOCK 3 IN WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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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: Aug | 17 | 2016

SIGNATURE: *Mary Ann Gordon*
GRANTOR or AGENT

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

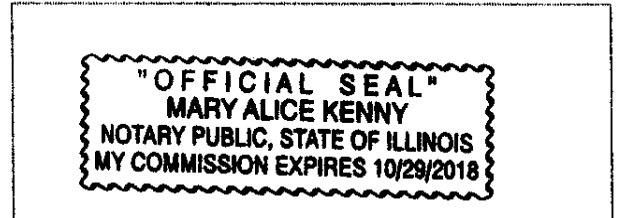
Subscribed and sworn to before me, Name of Notary Public: MARY ALICE KENNY

By the said (Name of Grantor): MARY ANN GORDON

On this date of: Aug | 17 | 2016

NOTARY SIGNATURE: *Mary Alice Kenny*

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: Aug | 17 | 2016

SIGNATURE: *Mary Ann Gordon*
GRANTEE or AGENT

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

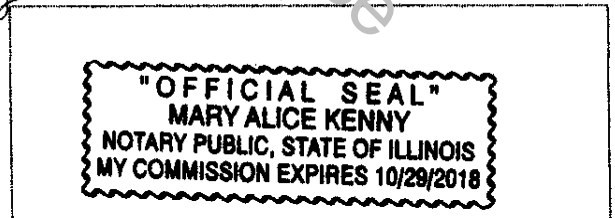
Subscribed and sworn to before me, Name of Notary Public: MARY ALICE KENNY

By the said (Name of Grantee): MARY ANN GORDON, Beneficiary

On this date of: Aug | 17 | 2016

NOTARY SIGNATURE: *Mary Alice Kenny*

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)**