

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

THE GRANTORS, PATRICK J. TROY and SHEILA TROY, husband and wife, as tenants by the entirety of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby **CONVEY** and **WARRANT** an undivided 50% interest unto PATRICK J. TROY, not individually, but as Trustee under the provisions of the PATRICK J. TROY TRUST dated June 6, 2011 (hereafter referred to as "said trustee", regardless of the number of trustees of that trust, and as "said trust agreement"), whose address is 3539 North Bosworth, Chicago, Illinois 60657, and an undivided 50% interest unto SHEILA TROY, not individually, but as Trustee under the provisions of the SHEILA TROY TRUST dated June 6, 2011 (hereafter referred to as "said trustee", regardless of the number of trustees of that trust, and as "said trust agreement"), whose address is 3539 North Bosworth, Chicago, Illinois 60657 **GRANTEES**, the following described real estate, situated in the County of Cook and State of Illinois, to wit:



Doc# 1627816063 Fee \$44.00

RHSP FEE:\$9.00RPRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 01:03 PM PG: 1 OF 4

(The Above Space For Recorder's Use Only)

THE SOUTH 1/2 OF LOT 12 AND LOT 3 IN BLOCK 3 IN LANE PARK ADDITION TO LAKE VIEW IN THE NORTH HALF OF THE WEST HALF AND THE NORTH QUARTER OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 14-20-301-011-0000

Address of Real Estate: 3539 North Bosworth Avenue, Chicago, Illinois 60657

Subject to: (1) real estate taxes for the year 2015 and subsequent years; (2) covenants, conditions and restrictions and easements apparent or of record; (3) all applicable zoning laws and ordinances.

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.

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 said trust agreement 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 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 said trust agreement or in some amendment thereof and binding upon

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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, her, his or their predecessor in trust.

IN WITNESS WHEREOF, PATRICK J. TROY has hereunto set his hand and seal on June 17, 2016.

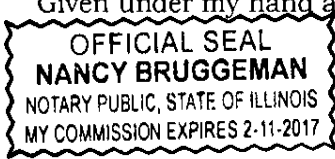


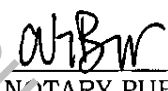
PATRICK J. TROY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PATRICK J. TROY, 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, for the uses and purposes therein set forth.


Given under my hand and official seal on June 17, 2016.


OFFICIAL SEAL
NANCY BRUGGEMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-11-2017





NOTARY PUBLIC

Commission expires: 2-11-2017

REAL ESTATE TRANSFER TAX		04-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-301-011-0000 | 20161001665328 | 0-765-040-448

REAL ESTATE TRANSFER TAX		04-Oct-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-20-301-011-0000 | 20161001665328 | 1-674-336-064

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

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IN WITNESS WHEREOF, SHEILA TROY has hereunto set her hand and seal on June 17, 2016.



SHEILA TROY

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SHEILA TROY, 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.

Given under my hand and official seal on June 17, 2016.






NOTARY PUBLIC

Commission expires: 2-11-2017

This instrument was prepared by: Nancy Bruggeman, Heriaud & Genin, Ltd., 135 South LaSalle Street - Suite 2140, Chicago, Illinois 60603 (312-516-1809).

This deed represents a transaction exempt from the real estate transfer tax under 35 ILCS 200/31-45(e) and Cook County Ord. 93-0-27 par. 4.

Dated: June 17, 2016



AGENT

SEND SUBSEQUENT TAX BILLS TO:
Patrick and Sheila Troy
3539 North Bosworth Avenue
Chicago, Illinois 60657

AFTER RECORDING MAIL TO:
Nancy Bruggeman
Heriaud & Genin, Ltd.
135 South LaSalle Street - Suite 2140
Chicago, Illinois 60603

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STATEMENT BY GRANTORS AND GRANTEES

The grantors or grantors' agent affirms that, to the best of their knowledge, the name of the grantees 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: June 17, 2016


Grantors or Grantors' Agent

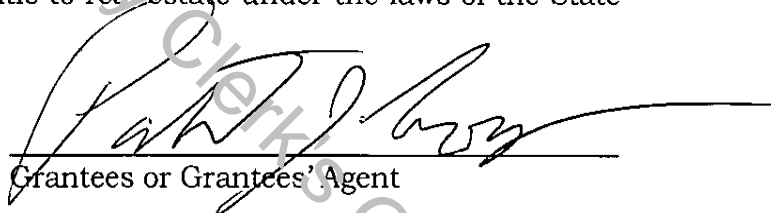
Subscribed and sworn to before me by the said grantors or agent on June 17, 2016.



Notary Public 

The grantees or the grantees' agent affirms and verifies that the name of the grantees 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: June 17, 2016


Grantees or Grantees' Agent

Subscribed and sworn to before me by the said grantees or agent on June 17, 2016.



Notary Public 

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[to deed or ABI to be recorded in Cook County, IL if exempt under provisions of Section 4 of the Ill. Real Estate Transfer Tax Act.]