

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



\*1629516041\*

Doc# 1629516041 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2016 12:25 PM PG: 1 OF 4

### THIS INDENTURE

WITNESSETH, that the Grantor, **Jerry D. Bowden and Virginia M. Bowden, husband and wife, 7333 West Palos Avenue of the City of Palos Heights, State of Illinois, County of Cook**, for and in consideration of TEN and 00/100 Dollars, and other good and valuable consideration, in hand paid, conveys and warrants unto the Grantees, of the **Bowden Joint Declaration of Living Trust dated October 19, 2016, of 7333 West Palos Avenue, Palos Heights, IL 60463**, the following described real estate in the County of Cook and State of Illinois,

=====**For Recorder's Use**=====

**PROPERTY ADDRESS: 7333 West Palos Avenue, Palos Heights, IL 60463**

**PIN No: 23-36-204-002-0000**

### LEGAL DESCRIPTION:

**LOT 72 IN PALOS WOODS SUBDIVISION OF THE NORTH 40 ACRES OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 (EXCEPT THE STREETS HERETOFORE DEDICATED IN COOK COUNTY, ILLINOIS.)**

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 is hereby granted to said Trustees 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 re-subdivide 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, 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 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 and to amend, change, or modify

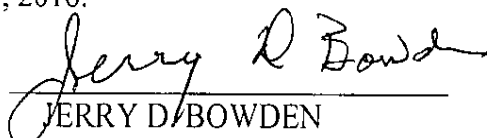
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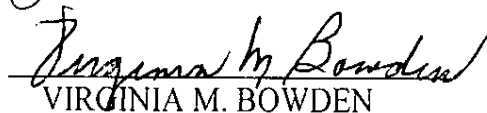
leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future 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 Trustees 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 Trustees, 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 Trustees 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.

And the said Grantors hereby expressly waives and releases any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals by affixing their signatures this 19<sup>th</sup> day of October, 2016.

By:   
JERRY D. BOWDEN

By:   
VIRGINIA M. BOWDEN

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Exempt under Section 4(e) of the Real Estate Transfer Tax Act.

Dated: October 19, 2016 By: Thomas Courtney

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

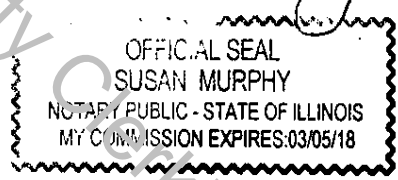
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Jerry D. Bowden and Virginia M. Bowden, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary acts, 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 19<sup>th</sup> day of October, 2016.

Susan Murphy  
NOTARY PUBLIC

**MAIL TAX BILL TO:**

Jerry D. Bowden  
Virginia M. Bowden  
7333 West Palos Avenue  
Palos Heights, IL 60463



**THIS DOCUMENT PREPARED BY  
AND RETURNED TO:**

Thomas F. Courtney, Sr.  
Thomas F. Courtney & Associates  
7000 W. 127th Street  
Palos Heights, IL 60463

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 19, 2015

Signature: \_\_\_\_\_  
Grantor or Agent

Signature: *Jacqueline M Bowden*  
Grantor or Agent

Subscribed and sworn to before me by  
the said \_\_\_\_\_  
this 19<sup>th</sup> day of October, 2016.

*Susan Murphy*  
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 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.

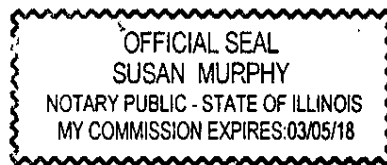
Dated: October 19, 2016

Signature: \_\_\_\_\_  
Grantee or Agent

Signature: *Jacqueline M Bowden*  
Grantee or Agent

Subscribed and sworn to before me by  
the said \_\_\_\_\_  
this 19<sup>th</sup> day of October, 2016.

*Susan Murphy*  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)