

CT 16025491270  
CUB 805 21



DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, CHERRY INVESTMENT PROPERTIES, LLC - REAL ESTATE HOLDINGS, LLC, AN ILLINOIS LLC of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$ 10.00 ) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT CLAIM unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated 10-21-2016 described real estate situated in Cook



Doc# 1631910096 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/14/2016 12:19 PM PG: 1 OF 5

and known as Trust Number 8002372764, the following County, Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 14932 PERKY AVE., SOUTH HOLLAND, IL 60473  
Property Index Numbers 29-09-316-007-0000

together with the tenements and appurtenances thereunto belonging.  
TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 21 day of October 2016

Signature [Handwritten Signature]

Signature

Signature

Signature

STATE OF ILLINOIS ) I, WILLIAM P. BUTCHER a Notary Public in and for COUNTY OF COOK ) said County, in the State aforesaid, do hereby certify CORDELL CHERRY, JR., CHERRY INVESTMENT PROPERTIES, LLC - REAL ESTATE HOLDINGS, LLC, SOLE MEMBER personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a 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 seal this 21 day of October 2016

Signature [Handwritten Signature]

NOTARY PUBLIC Prepared By: WILLIAM P. BUTCHER, 2044 RIDGE ROAD, HOMEWOOD, IL 60430



MAIL TO: CHICAGO TITLE LAND TRUST COMPANY 10 S. LASALLE STREET, SUITE 2750 CHICAGO, IL 60603

SEND TAX BILLS TO: CORDELL CHERRY, JR. 17508 DANIELLE CT. HAZEL CREST, IL 60429

CCRDREVIEW [Handwritten Signature]

# UNOFFICIAL COPY

## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 99 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever, and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.



The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

# UNOFFICIAL COPY

Lot 156 in Robertson's Riverside subdivision of that portion of the Southwest  $\frac{1}{4}$  of Section 9, Township 36 North, Range 14, East of the Third Principal Meridian, described as follows, to wit: beginning at a point in the South line of said Southwest  $\frac{1}{4}$  distance 434.28 feet East of the North and South center line of said Southwest  $\frac{1}{4}$ , thence North 5 degrees East 2451.24 feet; thence East 587.50 feet to the water edge of Little Calumet River, thence Southerly along the edge of said river to a point which is distance North 6  $\frac{3}{4}$  degrees East 1326.6 feet from the South line of said Southwest  $\frac{1}{4}$ , thence South 6  $\frac{3}{4}$  degrees West 1326.6 to the South line of said Southwest  $\frac{1}{4}$ , thence West 665.28 feet to the point of beginning, in Cook County, Illinois.

PIN 29-09-316-007-0000

Commonly known as 14932 Perry Avenue, South Holland, Illinois 60473

REAL ESTATE TRANSFER TAX		09-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-09-316-007-0000   20161101679470   1-641-693-376		

Property of Cook County Clerk's Office

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: **Cherry Investment Properties**  
Mailing Address: **3011 183rd Street, Ste 213, Homewood, IL 60430**  
Telephone No.: **708-514-1402**  
Attorney or Agent: **N/A**  
Telephone No.: **N/A**  
Fax No. **888-777-7130**  
Property Address: **14932 Perry**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-09-316-007-0000**  
Water Account Number:  
Date of Issuance: **10/25/16**

State of Illinois )  
County of Cook)

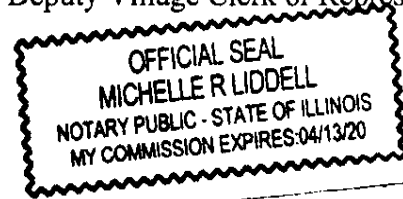
This instrument was acknowledged before  
me on October 25, 16 by

Michelle R Liddell  
Michelle R Liddell

(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Veronie 10/25/2016  
Deputy Village Clerk or Representative



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

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

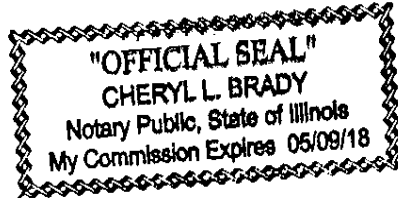
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/08, 2014

X [Signature]  
Signature

Cordell Cherry III  
Print Name



Subscribed and sworn to before me this 8<sup>th</sup> of November, 2014.

[Signature]  
Notary Public

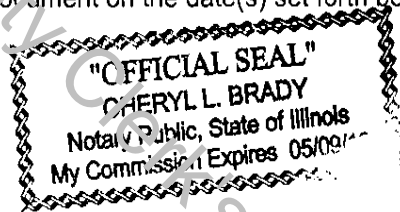
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

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Dated: 11/08, 2014

X [Signature]  
Signature

Cordell Cherry III  
Print Name



Subscribed and sworn to before me this 8<sup>th</sup> of November, 2014.

[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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.