



Doc# 1636445050 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2016 10:49 AM PG: 1 OF 4

THE GRANTORS, DAVID R. WALKER & JEAN K. WALKER, husband & wife, of the City of Berwyn, County of Cook, State of Illinois, for and in consideration of TEN(\$10) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT unto DAVID R. WALKER & JEAN K. WALKER 1810 Wisconsin Avenue Berwyn, IL 60402

as Co-Trustees under the provisions of a trust agreement dated the

19th day of December, 2016, and known as the "DAVID R. WALKER AND JEAN K. WALKER TRUST", of which husband & wife are beneficiaries holding their interests as TENANTS BY THE ENTIRETY, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

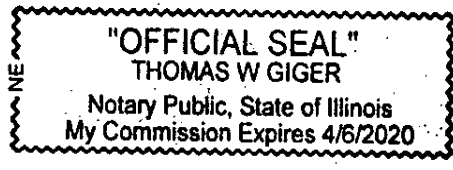
(See accompanying sheet(s) for LEGAL DESCRIPTION and for terms, provisions and conditions accompanying this conveyance.)

In Witness whereof, the grantors aforesaid have hereunto set their hands and seals this 19th day of DECEMBER, 2016.

David R. Walker
David R. Walker

(SEAL) Jean K. Walker (SEAL)
Jean K. Walker

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT



DAVID R. WALKER & JEAN K. WALKER, husband & 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.

Given under my hand and official seal, this 19th day of December, 2016.

Commission expires: April 6, 2020

Thomas W. Giger
Notary Public

This instrument was prepared by Thomas W. Giger, Attorney At Law, 3903 South Oak Park Avenue, Stickney, IL 60402, Tel. No. (708) 749-4646.

Mail to:
Thomas W. Giger, Attorney
3903 South Oak Park Avenue
Stickney, IL 60402

Send Subsequent Tax Bills to:
Mr. & Mrs. David R. Walker
1810 Wisconsin Avenue
Berwyn, IL 60402

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ACCOMPANYING SHEET TO DEED IN TRUST

Property Address: 1810 Wisconsin Avenue
Berwyn, IL 60402

PIN: 16-19-309-024-0000

Legal Description:

LOT 4 IN BLOCK IN FIRST ADDITION TO W.G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE SOUTH 1271.3 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCKS 78, 79 AND 80 IN THE SUBDIVISION OF SAID SECTION 19 (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.00 AS A REAL ESTATE
TRANSACTION
DATE 12-29-16 TELLER JK

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 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 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 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.

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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 or 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of 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 the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Date 12/19/16



David R. Walker

This document was prepared by Thomas W. Giger, Attorney At Law, 3903 South Oak Park Avenue, Stickney, IL 60402, Tel. No. (708) 749-4646.

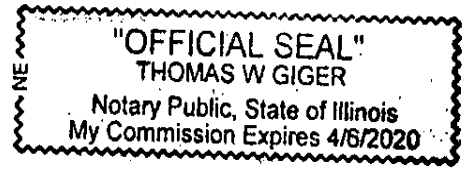
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

Dated: 12/19, 2016 Signature: David R. Walker
Grantor or Agent

Subscribed and sworn to before me by the said David R. Walker this 19th day of December, 2016.

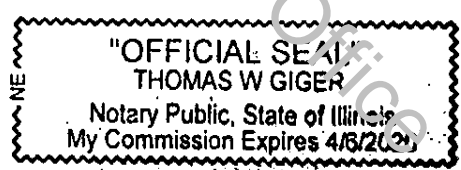


Notary Public Thomas W. Giger

The grantee or his/her 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, 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: 12/19/16, 2016 Signature: Jean K. Walker
Grantee or Agent

Subscribed and sworn to before me by the said JEAN K. WALKER, Co-Trustee this 19th day of December, 2016.



Notary Public Thomas W. Giger

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.