

THE GRANTOR, Leonard A. Anderson, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto

Leonard A. Anderson, as Trustee under the Leonard A. Anderson Declaration of Trust dated July 12, 2016;

2220 Cherry Street  
Park Ridge, Illinois 60068

(herein referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 48 AND 49 IN FEUERBORN AND KLODE'S WOODLAND PARK IN THE EAST HALF OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 09-27-400-021-0000-094 AND 09-27-400-022-0000-094

Address of Real Estate: 2220 Cherry Street, Park Ridge, Illinois 60068

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 present 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 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 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 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 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 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 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 or 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 or 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.

And the said grantors 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 grantors aforesaid have hereunto set his and her hand and seal this 12th day of July, 2016.

Leonard A. Anderson  
Leonard A. Anderson



\*1702349207I\*

Doc# 1702349207 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

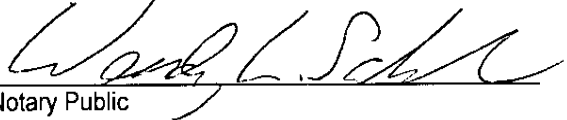
DATE: 01/23/2017 10:30 AM PG: 1 OF 3

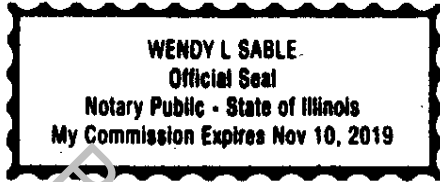
# UNOFFICIAL COPY

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in the State aforesaid, DO HEREBY CERTIFY that Leonard A. Anderson, 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 foregoing instrument as his 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 official seal, this 12th day of July, 2016.

  
Notary Public



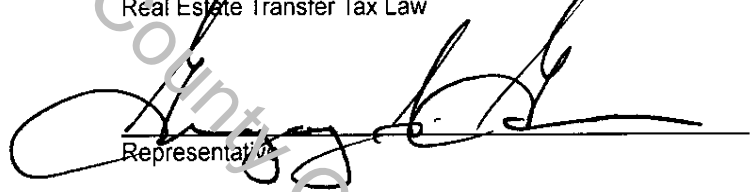
Mail to:

Gregory S. Gann, Esq.  
The Law Offices of Gregory S. Gann  
A Professional Corporation  
1480 Renaissance Drive, Suite 201  
Park Ridge, Illinois 60068

Send Subsequent Tax Bills To:

Leonard A. Anderson  
2220 Cherry Street  
Park Ridge, Illinois 60068

Exempt under provisions of Paragraph E, Section 31-45  
Real Estate Transfer Tax Law

  
Representative



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 42936

This instrument was prepared by Gregory S. Gann, Attorney at Law, The Law Offices of Gregory S. Gann, a Professional Corporation, 1480 Renaissance Drive, Suite 201, Park Ridge, Illinois 60068

# UNOFFICIAL COPY

## STATEMENT BY GRANTORS AND GRANTEES

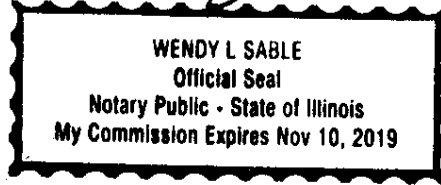
The grantors, or their agent, affirm that, to the best of their knowledge, the names of the grantees as shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 this 17<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
before me by said Grantor this  
12<sup>th</sup> day of July,  
2016.

  
\_\_\_\_\_

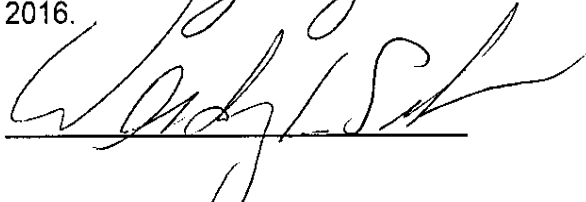


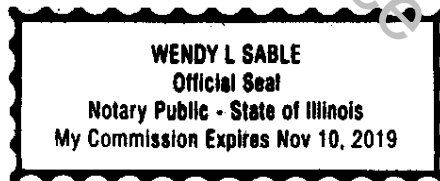
The grantees, or their agent, affirm that, to the best of their knowledge, the names of the grantees as shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 this 17<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
before me by said Grantee this  
12<sup>th</sup> day of July,  
2016.

  
\_\_\_\_\_



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]