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Doc#: 1703155051 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2017 10:03 AM Pg: 1 of 2

Dec ID 20170101606070
ST/CO Stamp 1-058-847-936 ST Tax \$530.00 CO Tax \$265.00

DEED IN TRUST

This INDENTURE WITNESSETH, that the Grantors,

JOHN M. METZGER and KADEE METZGER,
husband and wife,

C. T. I /CY

Item 189438

102

(Space above this line is reserved for Recorder's Office)

of the Village of Western Springs, County of Cook, and State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto **JASON CAPONE and AMY CAPONE, as Trustees of the CAPONE FAMILY TRUST** ("Grantees"), the following described premises:

^{dated July 28, 2014}
LOT 12 IN BLOCK 3 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2016 and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the use of the Real Estate as a single-family residence.

Address of Property: 4628 Grand Avenue, Western Springs, Illinois 60558

Permanent Tax Number: 18-06-421-025-0000

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 trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, highways or alleys and 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 *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 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 into 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 therefor 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

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is made to a successor or successors in trust, that such 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 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 their hand and seal this 23rd day of January, 2017.

John Metzger (Seal)
JOHN M. METZGER

Kadee Metzger (Seal)
KADEE METZGER

REAL ESTATE TRANSFER TAX		30-Jan-2017
	COUNTY:	265.00
	ILLINOIS:	530.00
	TOTAL:	795.00
18-06-421-025-0000		20170101606070 1-058-847-936

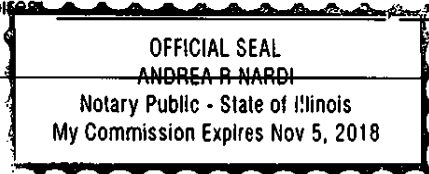
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, do hereby certify that **JOHN M. METZGER and KADEE METZGER**, personally known to me to be the same person 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 23rd day of January, 2017.

Commission expires _____

Andrea R Nardi
Notary Public



This instrument was prepared by Angela J. Kopp/Boundas & Associates, 6428 Joliet Rd., Suite 204, Countryside, IL 60525

AFTER RECORDING RETURN TO:

Claussa Y. Cutler
155 N. Michigan Ave #500
Chicago IL 60601

SEND TAX BILLS TO:

Jason and Amy Capone
4628 Grand Avenue
Western Springs IL 60558