

UNOFFICIAL COPY

DEED IN TRUST

[Illinois]



1703246000

Doc# 1703246000 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 08:45 AM PG: 1 OF 4

THE GRANTORS, JOHN H. DYER and PAMELA J. DYER, husband and wife, of the Village of Indian Head Park, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM

all Grantors' interest to **JOHN H. DYER, not individually but as Trustee under the provisions of the JOHN H. DYER TRUST DATED JANUARY 27, 2017 and PAMELA J. DYER, not individually but as Trustee under the provisions of the PAMELA J. DYER TRUST DATED JANUARY 27, 2017, husband and wife, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY** (hereinafter referred to as "said trustee," regardless of the number of trustees) of Indian Head Park, Illinois, and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in Cook County, State of Illinois to wit:

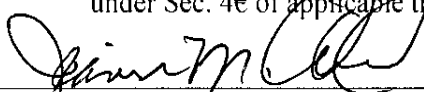
SEE ATTACHED EXHIBIT A

Permanent Real Estate Index Number: 18-20-100-074-1017
18-20-100-074-1122

Address of Real Estate: 125 Acacia Circle, Unit 203/P18, Indian Head Park, IL 60525

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The additional trustee(s) powers on the following page are incorporated herein

This transaction is EXEMPT from transfer taxes under Sec. 4€ of applicable transfer tax statutes.


Grantor/Agent

1-27-16
Date

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 of part thereof, and to re-subdivide 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 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 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 two hundred 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

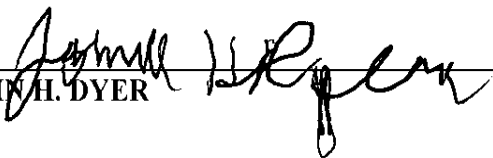
UNOFFICIAL COPY

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, lease 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 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 is 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.

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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 27th day of January, 2017.



JOHN H. DYER

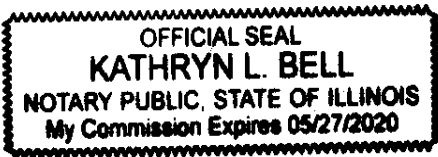


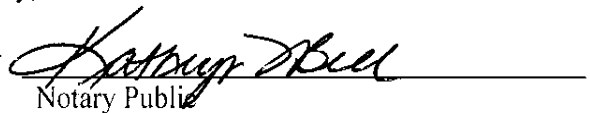
PAMELA J. DYER

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 H. DYER and PAMELA J. DYER, husband and 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 grantors 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 official seal, this 27th day of January, 2017.





Notary Public

This instrument prepared by, and return mail to:
Jeanine Cunningham, Attorney at Law
1415 W. 55th Street, Suite 101
La Grange, IL 60525

Send Subsequent Tax Bills To:
John H. Dyer, Trustee
Pamela J. Dyer, Trustee
125 Acacia Circle, Unit 203
Indian Head Park, IL 60525

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 203-F AND GARAGE SPACE NO. P-18-E, IN THE WILSHIRE GREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF OUTLOT 3 OF INDIAN HEAD PARK CONDOMINIUM UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25077886, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 22779633, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-20-100-074-1017
18-20-100-074-1112

Address of Real Estate: 125 Acacia Circle, Unit 203, P18, Indian Head Park, IL 60525

UNOFFICIAL COPY

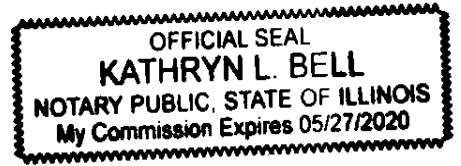
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment or beneficial interest in 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 title to real estate under the laws of the State of Illinois.

Dated January 31, 2017

Signature: *Jerin M. Carl*
Grantor or Agent

Subscribed and sworn to before me by the said Thomas Cunningham this 31st day of January, 2017.



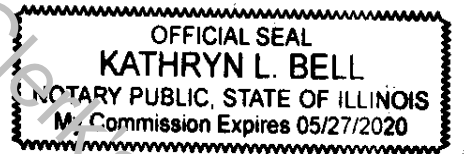
NOTARY PUBLIC *Kathryn Bell*

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 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.

Date January 31, 2017

Signature: *Jerin M. Carl*
Grantee or Agent

Subscribed and sworn to before me by the said Thomas Cunningham this 31st day of January, 2017.



NOTARY PUBLIC *Kathryn Bell*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)