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DEED IN TRUST



Doc# 1704822149 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/17/2017 04:14 PM PG: 1 OF 3

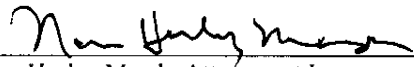
THE GRANTOR, Raymond Leonchik surviving spouse and an unmarried person not a party to a civil union, whose address is: 11120 W. 79th Street, LaGrange, IL 60525, County of Cook, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Raymond Leonchik and Sharon Ligon, not personally, but as Trustees, under the terms and provisions of the Raymond Leonchik and Ruth Lorraine Leonchik Joint Tenancy Trust dated January 6, 2009, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, whose address is: 11120 W. 79th Street, LaGrange, IL 60525, **GRANTEES**, the following described real estate:

That part of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian described as follows: beginning at a point on the South line of said Section 501.07 feet East of the Southwest corner thereof, thence North 426.51 feet to a point (said point being 500.16 feet East of the West line of said Section measured at right angles from a point on the West line of said Section, 425.26 feet North of the Southwest corner thereof) thence West 76.85 feet to a point (said point being 423.31 feet East of the West line of said Section measured at right angles) thence Southwesterly 457.83 feet to a point on the South line of said Section, said point being 260.92 feet East of the Southwest corner of said Section thence East along the South line of said Section 240.15 feet to the point of beginning in Cook County, Illinois.

PIN: 18-29-300-011
c/k/a: 11120 W. 79th Street, LaGrange, IL 60525

Subject to: covenants, conditions and restrictions of record as well as general real estate taxes not yet due and payable.

Exempt under the provisions of 35 ILCS 200/31-45 (e), [Real Estate Transfer Tax Law]



Nora Hurley Marsh, Attorney at Law

Date: 1/3, 2017

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee, (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

S 1/2
P 3GG
S 10
M 10
SO 1/2
E 1/2
INT 1/2

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2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease, or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon, or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement described above as in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability or refusal of the Trustees herein named to act, or upon their removal from the County, then Deborah Stabrawa, is appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is, or hereafter shall, be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust", or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

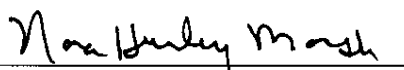
Dated this 3rd day of January, 2017


Raymond Leonchik

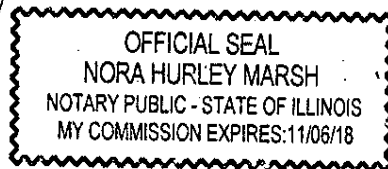
STATE OF ILLINOIS, COUNTY OF DUPAGE) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond Leonchik, 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 said 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 OFFICIAL SEAL this 3rd day of January, 2017


Notary Public
My Commission Expires: 11/6/2018

[SEAL]



This instrument prepared by and after recording, MAIL to: Nora Hurley Marsh/Richards & Marsh, 200 S. Frontage Road, Suite 322, Burr Ridge, IL 60527

Mail future tax bills to: Raymond Leonchik, 11120 W. 79th Street, LaGrange, IL 60525

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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.

Date: 1-3, 2017 Signature: Mona Hurley Marsh
Grantor or Agent

SUBSCRIBED and SWORN to before me on the 3rd day of January, 2017.

(Impress Seal Here)
OFFICIAL SEAL
CELESTE BUCKINGHAM Notary Public
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/14/19

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.

Date: 1-3, 2017 Signature: Mona Hurley Marsh
Grantee or Agent

SUBSCRIBED and SWORN to before me on the 3rd day of January, 2017.

(Impress Seal Here)
OFFICIAL SEAL
CELESTE BUCKINGHAM Notary Public
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/14/19

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 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 Act.]