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DEED IN TRUST

(ILLINOIS)

THE GRANTORS,
LAWRENCE R. KARNS and
SUE M. KARNS, of the County
of COOK and State of Illinois, for
and in consideration of Ten and
No Dollars, and other good and
valuable considerations in hand
paid, Convey and Warrant unto:

"Lawrence Richard Karns and
Sue Marie Karns, Trustees, or
their successors in interest, of the
Karns Living Trust dated
December 22, 2016, and any amendments thereto," of 4200 DEWEY AVE., MATTESON, IL
60471, 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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT A


Permanent Real Estate Index Number(s): 31-34-404-021

Address of Real Estate: 4200 DEWEY, MATTESON, IL 60471

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 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

for Recorder's Use Only



1705445080

Doc# 1705445080 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 02:40 PM PG: 1 OF 5

14

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 every such 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.

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.

And the said grantor hereby expressly waives and releases 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 set their hand and seal on this 30th day of December 2016.

X Lawrence R. Karns (SEAL)
LAWRENCE R. KARNs

X Sue M. Karns (SEAL)
SUE M. KARNs

State of Illinois

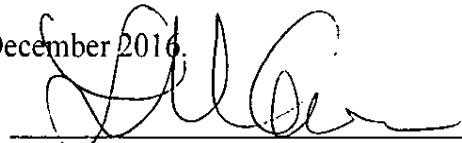
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County of DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAWRENCE R. KARNS and SUE M. KARNS personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 on this 30th day of December 2016.

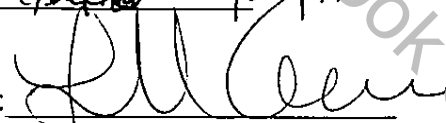
Commission expires: 7/13/20


NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: ~~06/01/16~~ 12/30/16

Signature: 

PREPARED BY/MAIL TO:

Lisa M. Gaspero
Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Suite 1022
Downers Grove, IL 60515

SEND SUBSEQUENT TAX BILLS TO:

KARNS LIVING TRUST
DATED DECEMBER 22, 2016
4200 DEWEY AVE.
MATTESON, IL 60471

Property of Cook County Clerk's Office

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Legal Description

of premises commonly known as 4200 Dewey, Richton Park, IL

LOT 26 IN BLOCK 3 IN TREMBLY'S RICHTON PARK ESTATES IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 31-34-404-021

SUBJECT TO: covenants, conditions and restrictions of record, if any; public and utility easements; visible roads and highways, if any; any unconfirmed special tax or assessment; and general real estate taxes for the year 1995 and subsequent years.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 23 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

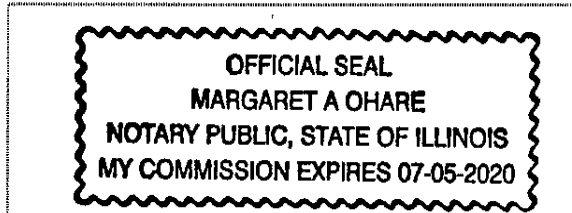
Margaret A. O'Hare

By the said (Name of Grantor): Kathleen Fisher

On this date of: 2 | 23 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 23 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

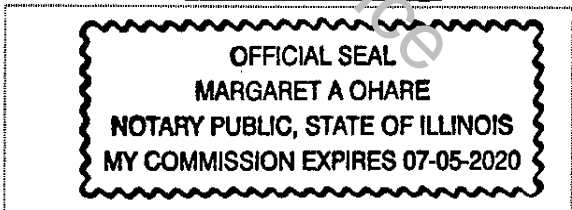
Margaret A. O'Hare

By the said (Name of Grantee): Kathleen Fisher

On this date of: 2 | 23 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)