



1705429109D

Doc# 1705429109 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 03:36 PM PG: 1 OF 6

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, **EUGENE R. BAUER**, a divorced person not since remarried, of 12613 Fairview, Blue Island, IL 60406, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto **EUGENE R. BAUER**, his successor or successors as Trustee under the provisions of a trust agreement dated the 24th day of January, 2017, and known as the **EUGENE BAUER TRUST**, Grantee, of 12613 Fairview Blue Island, IL 60406, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT FORTY ONE (EXCEPT THE SOUTH TWO (2) FEET THEREOF) (41), THE SOUTH 15.5 FEET OF LOT FORTY TWO (42) IN BLOCK FIVE (5) IN HARMON AND YOUNG'S SUBDIVISION OF THE SOUTH WEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST TEN (10) ACRES THEREOF AND EXCEPT THE CHICAGO CENTRAL RAILWAY RIGHT OF WAY AND DEPOT GROUNDS), IN COOK COUNTY, ILLINOIS.

PIN: 24-25-425-043

Common Address: 12613 Fairview, Blue Island, IL 60406,

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, streets, 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 directly to a trust grantee or to a successor or successors in trust and to grant to such

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trust grantee or 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 or 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 mortgage 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 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.

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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 cases 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 grantor aforesaid has hereunto set his hand and seal this 24th day of January, 2017.

Eugene R. Bauer

Eugene R. Bauer

STATE OF ILLINOIS,)
 : ss.
County of Grundy.)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eugene R. Bauer, 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 hand and notarial seal this 24th day of January, 2017.

Lisa A. Barkley

Notary Public



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THIS INSTRUMENT WAS PREPARED BY:

M. Katie McInerney, Attorney at Law
105 W. Main Street, P.O. Box 685
Morris, Illinois 60450

AFTER RECORDING MAIL THIS INSTRUMENT TO:

Hynds, Yohnka, Bzdill & McInerney, LLC
P.O. Box 685
Morris, Illinois 60450

MAIL TAX BILLS TO:

Eugene R. Bauer, Trustee
12613 Fairview
Blue Island, IL 60406

Exempt pursuant to 35 ILCS 200/31-45 paragraph e, Real Estate Transfer Tax Law

M. Katie McInerney
Buyer, Seller or Representative

Date: 1/24/17

Property of Cook County Clerk's Office

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RECORDER OF DEEDS AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS) SS.
COUNTY OF GRUNDY)

Eugene R. Bauer, being duly sworn on oath, deposes and states that he resides at 12613 Fairview, Blue Island, IL 60406.

That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

1. **The sale or exchange is of an entire tract of land not being a part of a larger tract of land.**
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Eugene R. Bauer
Eugene R. Bauer

Subscribed and sworn to before me this 24th day of January, 2017.

Lisa A. Barkley
Notary Public



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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 title to real estate under the laws of the State of Illinois.

Dated: 1/24/17 Eugene R. Bauer
Grantor or Agent

Subscribed and sworn to before me this 24th day of January, 2017.

M. Kate McInerney
Notary Public



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 title to real estate under the laws of the State of Illinois.

Dated: 1/24/17 Eugene R. Bauer
Grantee or Agent

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

Subscribed and sworn to before me this 24th day of January, 2017.

M. Kate McInerney
Notary Public

