

DEED IN TRUST

Accom 4/15/17

Doc#: 1713817003 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2017 09:05 AM Pg: 1 of 3

Dec ID 20170501654873
ST/CO Stamp 1-651-048-128
City Stamp 1-726-218-688

THE GRANTOR
THOMAS J. TEELING, as trustee under
Trust Agreement dated February 11, 2015
and known as the **STEPHANIE B. MAKOS
TRUST** of the City of Chicago, Cook
County, State of Illinois, for and in
consideration of Ten Dollars,
and other good and valuable
considerations in hand paid,
Conveys/QUITCLAIMS to

RICHARD J. MAKOS
3918 W. 59th Street
Chicago, Illinois 60629



as trustee, under the provisions of Trust Agreement dated January 20, 2017, and known as the
RICHARD J. MAKOS TRUST and to all and every successor or successors in trust under the trust agreement,
the following described real estate in Cook County, Illinois:


THE EAST 10 FEET OF LOT 40, BLOCK 29, LOT 41 (EXCEPT THE EAST 5 FEET THEREOF), IN JAMES H.
CAMPBELL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT THE
EAST 50 FEET THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street address: 3918 W. 59th Street, Chicago, Illinois 60629
P.I.N.: 19-14-128-091-0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses
and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide
the 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 the premises or
any part thereof to a successor or successors in trust and to grant such successor or successors in trust all
of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or
otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms
and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof, and to deal with the 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 it,
whether similar to or different from the ways above specified, at any time or times after the date of this deed.

REAL ESTATE TRANSFER TAX		17-May-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
19-14-128-091-0000 20170501654873 1-651-048-128			

REAL ESTATE TRANSFER TAX		17-May-2017	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
19-14-128-091-0000 20170501654873 1-726-218-688			
* Total does not include any applicable penalty or interest due.			

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In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

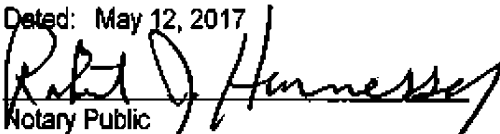
The grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

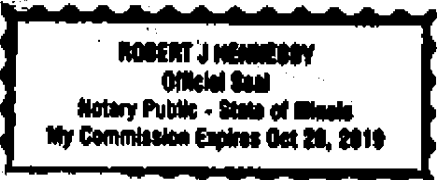
The grantor has signed this deed on May 12, 2017.


THOMAS J. TEELING, as trustee of the
STEPHANIE B. MAKOS TRUST dated
February 11, 2015.

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify THOMAS J. TEELING, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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.

Dated: May 12, 2017

Notary Public



Name and address of grantee and send future tax bills to: RICAHARD J. MAKOS 3918 W. 59th Street, Chicago, IL 60629

This deed was prepared by and mail to: Robert J. Hennessy, 11800 South 75th Avenue, Suite 101, Palos Heights, IL 60463

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 200/31-45 of the Real Estate

Transfer Law
Signed:  Dated: May 12, 2017

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 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: May 12, 2017

Signature

Robert J. Hennessy
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERT J. HENNESSY
THIS 12TH DAY OF May, 2017

NOTARY PUBLIC

Phyllis L. Rehm



The grantee 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 May 12, 2017

Signature

Robert J. Hennessy
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERT J. HENNESSY
THIS 12TH DAY OF May, 2017

NOTARY PUBLIC

Phyllis L. Rehm



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and 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}