

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc# 1715029079 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2017 12:33 PM PG: 1 OF 3

THIS INDENTURE WITNESSTH, on the 27<sup>th</sup> day of MAY, 2016, that the grantors, DONALD M. HOGUE and KAY A. HOGUE, married to each other, of the Village of LaGrange, County of Cook and State of Illinois, for and in consideration of ONE & 00/100 DOLLAR, each Convey and Quit Claim an undivided one-half interest to DONALD M. HOGUE, not individually but as trustee of the DONALD M. HOGUE TRUST dated May 19, 2016; and an undivided one-half interest to KAY ANN HOGUE, not individually but as trustee of the KAY ANN HOGUE TRUST dated May 19, 2016, as tenants in common, of 937 South 7<sup>th</sup> Avenue, LaGrange, Cook County, Illinois 60525, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

ALL THOSE CERTAIN PARCELS OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOTS 28, 29, 30, 31, AND 32 IN BLOCK 2 IN FIRST ADDITION TO WEST CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 9 LYING NORTH OF THE VIAL ROAD (SO CALLED) IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (1) General real estate taxes for 2015 and subsequent years; and (2) Covenants, conditions, and restrictions of record; (3) Easements; and (4) Mortgages of record.

Permanent Real Estate Index Number: 18-09-402-017-0000  
18-09-402-018-0000  
18-09-402-019-0000  
18-09-402-020-0000  
18-09-402-021-0000

Address of Real Estate: 937 South 7<sup>th</sup> Avenue, LaGrange, IL 60525

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 agreements 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 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 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

JA

**UNOFFICIAL COPY**

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 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 obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of these trusts 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 agreements; 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 trusts created by this indenture and by said trust agreements were 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 agreements 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.

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.

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.

Donald M. Hogue  
DONALD M. HOGUE

Kay Ann Hogue  
KAY ANN HOGUE

State of Illinois )  
County of Cook ) ss.

I, JUDITH M KERR, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DONALD M. HOGUE and KAY ANN HOGUE, married to each other, 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 they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 27<sup>th</sup> day of May, 2016.

Judith M Kerr  
(Notary Public)

Exempt under provisions of Paragraph e of Section 31-45, formerly known as Section 4,  
of the Illinois Real Estate Transfer Tax Law



Dated: May 27, 2016

Signed: Donald M Hogue

**Prepared By:**  
Judith M. Kerr  
Attorney at Law  
709 South Stone Avenue  
LaGrange, IL 60525

**Mail to:**  
Judith M. Kerr  
Attorney at Law  
709 South Stone Avenue  
LaGrange, IL 60525

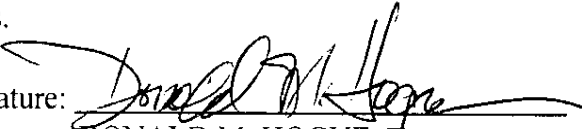
**Name and Address of Taxpayers:**  
Hogue Trusts  
937 South 7th Avenue  
LaGrange, IL 60525

# UNOFFICIAL COPY


## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

Dated May 27, 2016

Signature:   
DONALD M. HOGUE, Trustee  
DONALD M. HOGUE TRUST  
dated May 19, 2016, Grantor

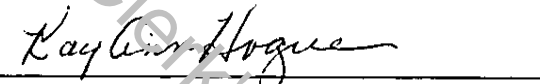
Subscribed and sworn to before me by the said DONALD M. HOGUE, Trustee this 27<sup>th</sup> day of May, 2016

  
Notary Public



The grantee or his/her agent affirms and verified 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.

Dated May 27, 2016

Signature:   
KAY ANN HOGUE, Trustee  
KAY ANN HOGUE TRUST  
dated May 19, 2016, Grantee

Subscribed and sworn to before me by the said KAY ANN HOGUE, Trustee this 27<sup>th</sup> day of May, 2016.

  
Notary Public



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