

UNOFFICIAL COPY

DEED IN TRUST (Individual to Trust)

THE GRANTOR, **STEPHANIE M. DILLON**, married to **DAVID M. DILLON**, of 7409 W. Howard St., Chicago, County of Cook, State of Illinois, for and in consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to **STEPHANIE M. DILLON**, County of Cook, State of Illinois, as trustee under the provisions of the **DILLON FAMILY TRUST** dated **May 16, 2017**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

Lot 3 in Block 19 in Hulbert Milwaukee Avenue Subdivision in the West Half (1/2) of the Southeast Quarter (1/4) of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the real estate records of Cook County, Illinois related to the above described Real Estate.

The trustee shall have the powers and authority granted hereby and under the provisions of the **DILLON FAMILY TRUST** dated May 16, 2017. In no case shall any party dealing with said trustee in relation to said Real Estate, or to whom said Real Estate 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, or money borrowed or advanced on said Real Estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessity of 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.

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.



1715216070

Doc# 1715216070 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/01/2017 12:28 PM PG: 1 OF 3

REAL ESTATE TRANSFER TAX 01-Jun-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

09-25-403-007-0000 | 20170501661211 | 0-549-931-456

REAL ESTATE TRANSFER TAX

01-Jun-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

09-25-403-007-0000 | 20170501661211 | 1-220-354-496

* Total does not include any applicable penalty or interest due.

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STEPHANIE M. DILLON individually hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


DAVID M. DILLON individually hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

TO HAVE AND TO HOLD said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Permanent Real Estate Index Number: 09-25-403-007-0000

Address of Real Estate: 7409 West Howard Street, Chicago, IL 60648

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal this 16th day of May, 2017.


STEPHANIE M. DILLON, individually


DAVID M. DILLON

State of Illinois)
County of Cook) ss

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **STEPHANIE M. DILLON**, married to **DAVID M. DILLON**, of 7409 W. Howard St., Chicago, County of Cook, State of Illinois, personally known to me to the same person whose names are subscribed to the foregoing Deed, 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.

Given under my hand and official seal as Notary Public this 16 day of May, 2017.

MARIA J KACZMARCZYK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/19/19

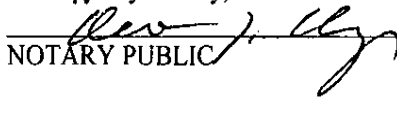

NOTARY PUBLIC

State of Illinois)
County of Cook) ss

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **DAVID M. DILLON**, married to **STEPHANIE M. DILLON**, of 7409 W. Howard St., Chicago, County of Cook, State of Illinois, personally known to me to the same person whose names are subscribed to the foregoing Deed, 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.

Given under my hand and official seal as Notary Public this 17 day of May, 2017.

MARIA J KACZMARCZYK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/19/19


NOTARY PUBLIC

This instrument prepared by: Maria J. Kaczmarczyk, Attorney at Law, 5477N. Milwaukee Ave., Chicago, IL 60630, 773-594-9900

Exempt under provisions of paragraph (e) section 35 ILCS 200/31-40

of Property Tax Code, 

MAIL TO:
STEPHANIE M. DILLON
7409 W. Howard St
Chicago, IL 60648

SEND SUBSEQUENT TAX BILLS TO:
STEPHANIE M. DILLON
7409 W. Howard St
Chicago, IL 60648

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 05 | 16 | 2017

SIGNATURE: Stephanie Marie Dillon
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: _____

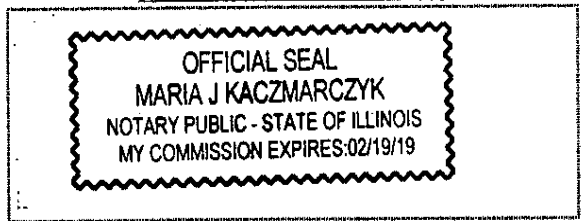
By the said (Name of Grantor): Stephanie Marie Dillon

On this date of: 05 | 16 | 2017

NOTARY SIGNATURE: [Signature]

Maria J Kaczmarczyk

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

DATED: 05 | 16 | 2017

SIGNATURE: Stephanie M. Dillon
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: _____

By the said (Name of Grantee): Stephanie Marie Dillon

On this date of: 05 | 16 | 2017

NOTARY SIGNATURE: [Signature]

Maria J Kaczmarczyk

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)