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DEED IN TRUST

(Illinois)

MAIL TO:

Richard P. Gerardi
165 W. 10th St., Ste. 2
Chicago Heights, IL 60411

NAME & ADDRESS OF TAXPAYER:

Richard F. Sundstrom 2626 Park Drive

Flossmoor, IL 60423

1715713066D

Doc# 1715713066 Fee \$42.00

RHSP FEE:\$9,00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2017 02:37 PM PG: 1 OF 3

THE GRANTORS, __RICHARD F. SUNDSTROM and JEANNE SUNDSTROM, husband and wife of the Village of Flossneyr, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS unto __RICHARD F. SUNDSTROM and JEANNE H. SUNDSTROM (GRANTEE'S ADDRESS) __26,26 Park Drive, Flossmoor, IL 60422 as Trustees under the provisions of a Trust Instrument dated the 4th day of April, 2017, and known as ______ The Richard F. Sundstrom ar d Jeanne H. Sundstrom Declaration of Living Trust No. 2, and unto all and every successor or successors in trust under said trust instrument, all interest in the

Lot 32 in Flossmoor Golf View Subdivision, being a subdivision of the East 1/2 of the North West 1/4 of Section 7, and the South 30 feet of the East 1/4 of the South West 1/4 of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number: 32-07-107-003-0000

Property Address: _1327 Dartmouth Road, Flossmoor, IL 60422

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 instrument 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 successor 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 the present or in the 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 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 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 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 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,

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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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 5th

day of June, 2017.

Richard F. Sundstrom

(SEAL)

Jeanne Sundstrom

We hereby accept the above described property into the above-described trust.

Richard F. Sundstrom, Trustee

Jeanne H. Sundstrom, Trustee

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD F. SUNDSTROM and JEANNE SUNDSTROM, husband and wife. 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purroses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of June. 2017

OFFICIAL SEAL SHERYL J MAURER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/10/18

NAME AND ADDRESS OF PREPARER: Richard P. Gerardi McGrane, Perozzi, Stelter, Gerardi, Brauer & Ross, Ltd. 165 West Tenth Street

Chicago Heights, IL 60411

COUNTY-ILLINOIS TRANSFER STAMPS Exempt under provisions of Paragraph (e) of Section 35 ILCS 200/31-45 of the Illinois

Compiled Statutes.

DATE: June

Buyer, Seller or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The <u>GRANTOR</u> or his/her agent, affirms that, to the best of his/her knowledge, the name of the <u>GRANTOR</u> 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.

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: June 5, 2017 Signature: 7 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: Shervl J. Maurer By the said (Name of Grantor): Rchard P. Gerardi, Agent AFFIX NOTARY STAMP BELOW On this Date of: June 5, 2017 OFFICIAL SEAL Notary Signature: SHERYL J MAURER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/10/18 **GRANTEE SECTION** The GRANTEE or his/her 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 rold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title threal 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: June 5, 2017 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: Sheryl J. Maurer By the said (Name of Grantee): Richard P. Gerardi, Agent AFFIX NOTARY STAMP BELOW On this Date of: __June 5, 2017 OFFICIAL SEAL Maurix SHERYL J MAURER Notary Signature NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/10/18

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 <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.