

UNOFFICIAL COPY

DEED IN TRUST

Prepared by:
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438



Doc# 1720147015 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2017 09:43 AM PG: 1 OF 5

(The space above for Recorder's use only)

THE GRANTORS, **ROBERT A. HALLOW and CATHY L. PETERS-HALLOW**, of **18327 Lange Street**, the Village of Lansing, County of Cook, State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to:

ROBERT A. HALLOW and CATHY L. PETERS-HALLOW, as Trustees of the **ROBERT A. HALLOW AND CATHY L. PETERS-HALLOW LAND TRUST AGREEMENT NUMBER 1 dated July 10, 2017**, and to any and all successors as Trustee appointed under said Trust, or who may be legally appointed, the following described real estate:

LOT 2 (EXCEPT THE NORTH 10 FEET THEREOF) IN DYKSTRA'S FERNWOOD EAST ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE SOUTH EAST FRACTIONAL ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18327 Lange Street, Lansing, IL 60438
PARCEL NUMBER: 30-32-403-102-0000

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority or the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall no have any title or interest therein, legal or equitable, except as stated.

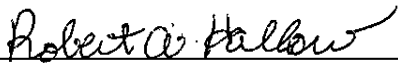

4. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

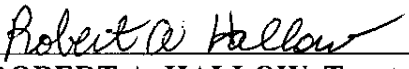
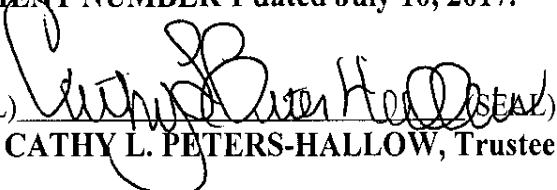
The Grantor(s) hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

This transaction exempt from taxation by virtue of Section 4, Paragraph E of the Illinois Real Estate Transfer Tax Act.

Dated this 10th day of July, 2017


 _____ (SEAL) 
 ROBERT A. HALLOW CATHY L. PETERS-HALLOW

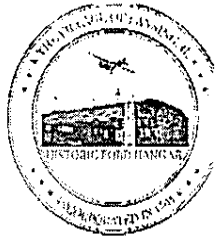
The transfer of title and conveyance herein is hereby accepted by **ROBERT A. HALLOW** and **CATHY L. PETERS-HALLOW**, as Trustees of the **ROBERT A. HALLOW AND CATHY L. PETERS-HALLOW LAND TRUST AGREEMENT NUMBER 1** dated July 10, 2017.


 _____ (SEAL) 
 ROBERT A. HALLOW, Trustee CATHY L. PETERS-HALLOW, Trustee

Village of Lansing

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Juditha Erdam
Mayor



Office of the Treasurer

Arlette Fryc
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below:

Title Holder's Name: Robert A Hallow & Cathy L Peters-Hallow

18327 Lange Street

Lansing, IL 60438

Telephone: 708-710-5374

Attorney or Agent: Angelo J Vioritti

Telephone No.: 708-895-2200

Property Address: 18327 Lange Street

Lansing, IL 60438

Property Index Number (PIN): 30-32-403-102-0000

Water Account Number: 309 4995 00 01

Date of Issuance: July 13, 2017

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on July 13 2017 by
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Fryc
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

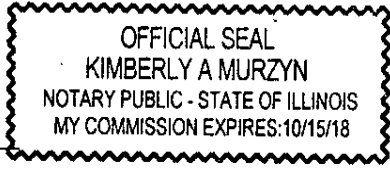
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STATEMENT BY GRANTOR AND GRANTEE

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 July 10, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 10th day of July 2017.

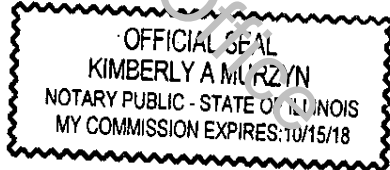


[Signature]
Notary Public

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

Dated July 10, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 10th day of July 2017.



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