

UNOFFICIAL COPY



DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warrant of merchantability or fitness for a particular purpose.

Doc# 1723315090 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2017 02:13 PM PG: 1 OF 4

THE GRANTOR (NAME AND ADDRESS)

Judith M. DeJan of
1435 W. Melrose Street,
divorced and unmarried
person

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of \$10.00 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Judith M. DeJan as Trustee, under the terms and provisions of a certain Trust Agreement dated the day of August 2017, and designated as Trust No. Judith M DeJan Revocable Living Trust and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 14-20-329-010-0000

Address(es) of Real Estate: 1435 W. Melrose Street, Chicago, Illinois 60657

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust 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 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 herein, as security for advances or loan. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for for the whole 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.

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 of the Trustee, and the execution of 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 or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instruments so executed was pursuant to and in accordance with the authority granted in 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 full Invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreements 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 not have any title or interest therein, legal or equitable, except as stated.

Ryok

UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Mara DeJan Salerno is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee name herein.

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.

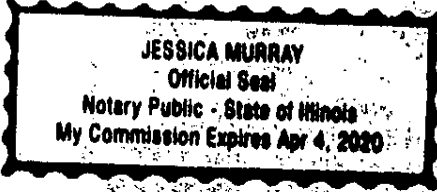
The Grantor hereby waive S and release S any and all right and benefit under and by virtue of the Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 12th day of August

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Judith M. DeJan (SEAL) _____ (SEAL)
Judith M. DeJan (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid, DO HEREBY CERTIFY that Judith M. DeJan, Independent Administrator of the Estate of 1435 W. Melrose, Chicago Deceased, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of August 2017
Commission expires April 4th 2020

This instrument was prepared by Jessica Murray US Bank, 1953 N. Clubbrook Ave, Chicago, IL 60614 (Name and Address)

Legal Description

Lot 61 in Albert Wisner's Subdivision of the Southeast 1/4 of the Southwest of the Southwest 1/4 of Section 20, Township 40 north, Range 14, East of the third Principal Meridian, in Cook County, Illinois. With all appurtenances, subject to: covenants, conditions, and restrictions of record, general and special taxes, and assessments and acts of grantee.

MAIL TO: Judith M. DeJan (Name)
1435 W. Melrose St.
Chicago Illinois 60657 (Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Judith M. DeJan
1435 W. Melrose Street
Chicago Illinois 60657

REAL ESTATE TRANSFER TAX 21-Aug-2017
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

REAL ESTATE TRANSFER TAX 21-Aug-2017
CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 8 | 12 | 2017SIGNATURE: Judith M De Jan
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: Jessica MurrayBy the said (Name of Grantor): Judith De JanOn this date of: August | 12 | 2017NOTARY SIGNATURE: Jessica Murray

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

DATED: 8 | 12 | 2017SIGNATURE: Judith M De Jan
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: Jessica MurrayBy the said (Name of Grantee): Judith De JanOn this date of: August | 12 | 2017NOTARY SIGNATURE: Jessica Murray

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

rev. on 10.17.2016

UNOFFICIAL COPY

STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Judith M. DeJan, the TRUSTEE for the TRUST NAMED: The Judith M. DeJan Revocable Living Trust
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on August 2, 2017, by the The Judith M. DeJan Revocable Living Trust
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 1435 W. Melrose Street, Chicago, Illinois 60657

PROPERTY IDENTIFICATION #: 14-20-329-010-0000

LEGAL DESCRIPTION: Lot 61 in Albert Wisner's Subdivision of the South-east 1/4 of the Southwest of the Southwest 1/4 of Section 20, Township 40 north, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

With all appurtenances, subject to: covenants, conditions, and restrictions of record, ^{general and special} taxes, and assessments and acts of grantee.
as conveyed by the attached conveyance instrument type, Deed in Trust, signed and dated on the 12th day of August in the year 2017, and now being sought to be recorded

with the Cook County Recorder of Deeds.
(NAME OF COUNTY ABOVE)

Judith M. DeJan
TRUSTEE SIGNATURE ABOVE

8/5/17 8/12/17
DATE SIGNED JR

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".