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DEED IN TRUST



1724319039D

Doc# 1724319039 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 02:26 PM PG: 1 OF 3

THE GRANTORS, JAMES E. BLACKMON and LAUREL V. BLACKMON, husband and wife, of 440 N. Catherine Avenue, LaGrange Park, Illinois 60526, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT unto LAUREL V. BLACKMON, AS TRUSTEE OF THE LAUREL V. BLACKMON TRUST DATED 8/17, 2017, or her successor in trust, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

LOT 2 IN BLOCK 7 IN RICHMOND'S ADDITION TO LAGRANGE IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-33-320-014

Address of Real Estate: 440 N. Catherine Avenue, LaGrange Park, Illinois 60526

Exempt under provisions of Paragraph e, Section 51-41, Property Tax Code.

Date: August 17, 2017

Representative

Leslie Kearty, attorney at law

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises").

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Full power and authority are hereby granted to the trustee to improve, manage, and protect the premises or any part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, and upon any terms and for any period or periods of time, 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 respecting the manner of fixing the amount of present or future rentals; to partition or to exchange the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the Declaration of Trust have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this

CCRD REVIEW

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Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the 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, the successor or successors in trust shall have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her 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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

And the Grantors hereby expressly retain any and all right or benefit under and by virtue of any and all statutes of the State of Illinois for the exemption of homesteads from sale on execution or otherwise.

DATED this 17th day of August, 2017

JAMES E. BLACKMON, Grantor

LAUREL V. BLACKMON, Grantor

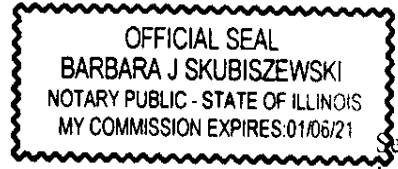
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Barbara J Skubiszewski, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JAMES E. BLACKMON** and **LAUREL V. BLACKMON**, personally known to me to be the persons whose names are subscribed above, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument, as their 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 17th day of August, 2017.

Commission expires 01-06-2021

NOTARY PUBLIC



Prepared By and Mail to:
Cathleen M. Keating
2215 York Road, Suite 550
Oak Brook, IL 60523

Send Subsequent Tax Bills to:
Laurel V. Blackmon
440 N. Catherine Avenue
LaGrange Park, IL 60526

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STATEMENT BY GRANTOR AND GRANTEE

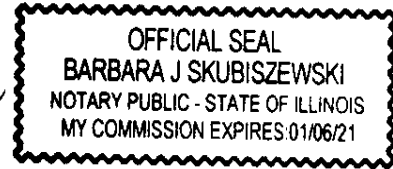
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 8/17, 2017

Signature: *Cathleen Keating*
Grantor or Agent

Subscribed and sworn to before me by the said Cathleen Keating this 17th day of August, 2017.

Notary Public *Barbara J. Skubiszewski*



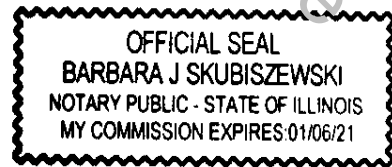
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8/17, 2017

Signature: *Cathleen Keating*
Grantee or Agent

Subscribed and sworn to before me by the said Cathleen Keating this 17th day of August, 2017.

Notary Public *Barbara J. Skubiszewski*



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.]