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Return To:
James M. Brigham
3117 Yoder Drive
The Villages, Florida 32163



Consideration: \$10.00

PARCEL INDEX NUMBER: 28-30-422-029-0000

Doc# 1725744045 Fee \$64.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2017 01:08 PM PG: 1 OF 3

GENERAL WARRANTY DEED WITH ENHANCED LIFE ESTATE

THIS GENERAL WARRANTY DEED, executed this 9 day of August, 2017, between JAMES M. BRIGHAM, also known as JAMES BRIGHAM, SR., a single man, whose address is 3117 Yoder Drive, The Villages, Florida 32163, hereinafter referred to as Grantor, to JAMES M. BRIGHAM, a single man, whose address is 3117 Yoder Drive, The Villages, Florida 32163, hereinafter referred to as "Life Estate Grantee", for a life estate on the life of JAMES M. BRIGHAM, with the retained authority as set forth below and with the remainder, if any, to acting Trustee of THE BRIGHAM IRREVOCABLE SPECIAL NEEDS TRUST dated the 8th day of August 2017, whose address is 3117 Yoder Drive, The Villages, Florida 32163, hereinafter referred to as the "Remainder Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, transfers and conveys unto the Life Estate Grantee, a life estate on the life of JAMES M. BRIGHAM, without any liability for waste, and with full power and authority in the Life Estate Grantee to sell, convey, mortgage, encumber, lease (including a lease for a term exceeding the life estate) or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the Remainder Grantee, and with full power and authority to retain any and all proceeds or rentals generated thereby, and upon the death of JAMES M. BRIGHAM, remainder in fee simple unto the Remainder Grantee forever, a remainder interest, if any, in all rights, title interest, claim and demand which the Grantor has in and to the following real property located in County of Cook, State of Illinois, more particularly described as:

Lots 20, 21 and 22, in Block 4 in Diamond Addition to Tinley Park, being a subdivision of all that part of the East 1/2 of the East 1/2 of the Southeast 1/4 lying South of the right of way of Chicago, Rock Island and Pacific Railroad, of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

C/K/A 6456 West 175th Stret, Tinley Park, IL 60477; PIN#28-30-422-029-0000

At the Request Of The Parties, this deed was prepared without a title search and the legal description was supplied by the parties. The preparer of this instrument assumes no liability for the state of the title or the accuracy of the legal description.

The remainder interest in this deed is unvested and is wholly contingent upon the death of JAMES M. BRIGHAM. No interest has been conveyed to the Remainder Grantee through this instrument until the death of JAMES M. BRIGHAM.

TO HAVE AND TO HOLD the same with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever. The Grantor hereby fully warrants the title in said land, and will defend the same against the lawful claims of all persons whomsoever.

Exempt under provisions of Paragraph 2,
Section 31-45, Real Estate Transfer Tax Act.

09/17
Date Buyer, Seller or Representative

TRUSTEE OF THE BRIGHAM IRREVOCABLE SPECIAL NEEDS TRUST DATED 8/8/2017
ACCEPTED. [Signature] DATE: 8/9/2017

Rv

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IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year above written.

Signed, Sealed and Delivered in the Presence of:

Karon Hamilton
Witness #1, Sign Name

JAMES M. BRIGHAM
JAMES M. BRIGHAM, also known as
JAMES BRIGHAM, SR., Grantor

Karon Hamilton
Witness #1, Print Name

Stacy Swartout
Witness #2, Sign Name

Stacy Swartout
Witness #2, Print Name
Witnesses as to Grantor

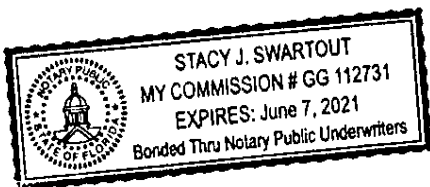
STATE OF FLORIDA
COUNTY OF SUMTER

This instrument prepared by:
Stacy J. Swartout
11294 US Highway 301
Oxford Florida 34484

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments in the County and State above named, personally appeared JAMES M. BRIGHAM, also known as JAMES BRIGHAM, SR., a single man, Grantor herein, to me known to be the person described in and has produced a Florida Driver's License as identification, and who executed the foregoing deed and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL this 9 day of August, 2017

{Notary Seal}



Stacy Swartout
STACY J. SWARTOUT, Notary Public

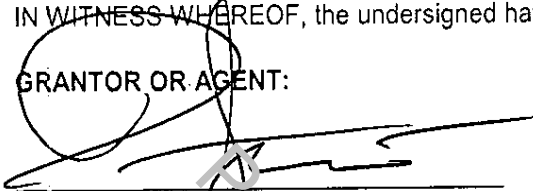
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STATEMENT BY GRANTOR AND GRANTEE

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

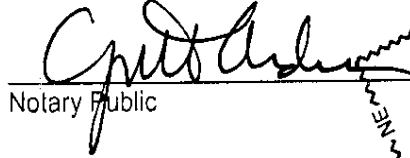
GRANTOR OR AGENT:



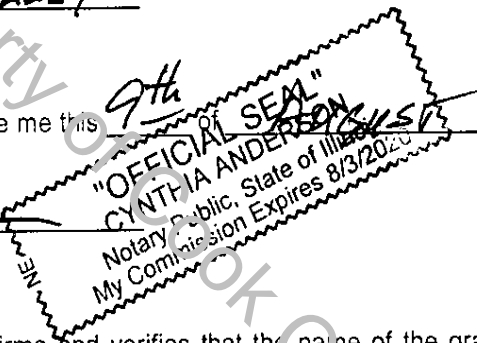
Signature

PATRICK J. O'MALLEY
Print Name

Subscribed and sworn to before me this 9th of August, 2017.



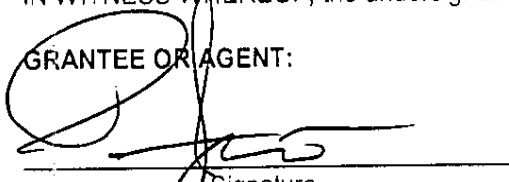
Notary Public



The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

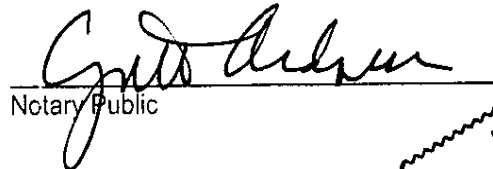
GRANTEE OR AGENT:



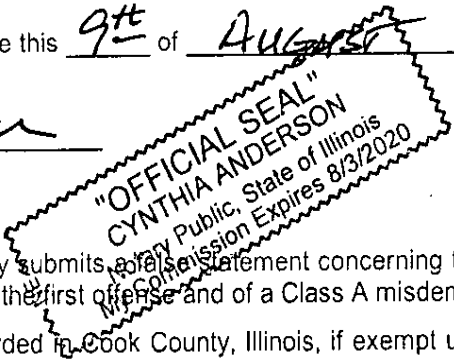
Signature

PATRICK J. O'MALLEY
Print Name

Subscribed and sworn to before me this 9th of August, 2017.



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