



1729819040

Doc# 1729819040 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 03:39 PM PG: 1 OF 3

GRANTOR, Neil J. Long, of 877 N. Mozart Street, Chicago, Illinois 60622

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEYS and WARRANTS to: Neil J. Long, Trustee of the Neil J. Long Trust dated October 13, 2017, and any amendments thereto, of 877 N. Mozart Street, Chicago, Illinois 60622, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

For Recorder's Use

LOT 27 AND THE SOUTH 2 FEET OF LOT 26 IN GILBERT AND WALLACE'S SUBDIVISION OF BLOCKS 5 AND 6 OF CLIFFORD'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-01-326-002-0000

Commonly known as: 877 N. Mozart Street, Chicago, Illinois 60622

*****THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST*****

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 releases 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.

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 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 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 not have any title or interest therein, legal or equitable, except as stated.

All 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.

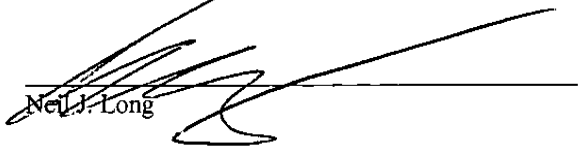
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in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

Handwritten mark

UNOFFICIAL COPY

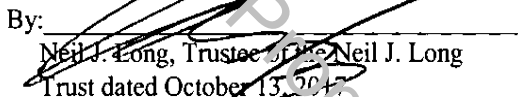
The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 13th day of October, 2017.


Neil J. Long

ACCEPTANCE BY TRUSTEE:

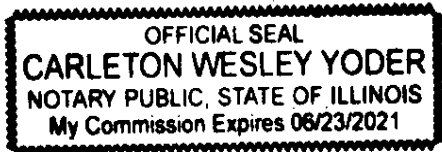
The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Neil J. Long Trust dated October 13, 2017


By: 
Neil J. Long, Trustee of the Neil J. Long Trust dated October 13, 2017

STATE OF ILLINOIS)
COUNTY OF DUPAGE)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Neil J. Long, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

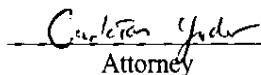
Given my hand and seal this 13th day of October, 2017.





Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)

| | | |
|---|--|----------------|
| REAL ESTATE TRANSFER TAX | | 26-Oct-2017 |
|  |  | COUNTY: 0.00 |
| | | ILLINOIS: 0.00 |
| | | TOTAL: 0.00 |
| 16-01-326-002-0000 20171001638693 | | 1-294-408-640 |


Attorney

10-13-2017
Date

| | | |
|---|-----------------|---------------|
| REAL ESTATE TRANSFER TAX | | 26-Oct-2017 |
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 16-01-326-002-0000 20171001638693 | | 0-427-294-752 |

* Total does not include any applicable penalty or interest due.

| | | |
|--|--|---|
| Deed prepared by: Huck Bouma PC Carleton W. Yoder 1755 S. Naperville Road, #200 Wheaton, IL 60189 | Send tax bill to: Neil J. Long, Trustee 877 N. Mozart Street Chicago, Illinois 60622 | After recording return to: Huck Bouma PC Carleton W. Yoder 1755 S. Naperville Road, #200 Wheaton, IL 60189 |
|--|--|---|


UNOFFICIAL COPY

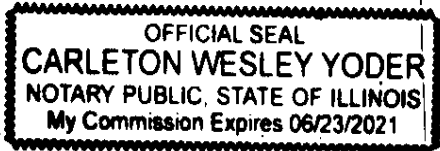
STATEMENT BY GRANTOR AND GRANTEE

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 October 13, 2017

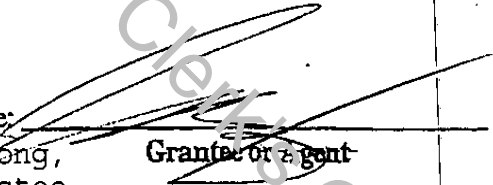
Signature: 
Neil J. Long, Grantor or Agent


Subscribed and sworn to before me
By the said Neil J. Long
This 13th day of October, 2017
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 title to real estate under the laws of the State of Illinois.

Date October 13, 2017

Signature: 
Neil J. Long, Grantee or agent
as Trustee

Subscribed and sworn to before me
By the said Neil J. Long
This 13th day of October, 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.)