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DEED IN TRUST



Doc# 1800245008 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2018 10:45 AM PG: 1 OF 3

Grantors, TIMOTHY THOMAS, and OPHELIA THOMAS, his wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to OPHELIA THOMAS, not personally, but as Trustee of the OPHELIA THOMAS Trust under trust agreement dated the 7th day of February, 1997, her successor or successors, the following described real estate in the County of Cook, State of Illinois:

LOT 17 IN BLOCK 2 IN CHESTER HIGHLANDS ADDITION TO AUBURN PARK, BEING A SUBDIVISION OF THE EAST 7/8 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-32-206-013

Commonly known as: 7935 S. Peoria Street, Chicago, Illinois 60620

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, 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 said real estate, 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 about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

Address of Grantor/Grantee:
7935 S. Peoria Street, Chicago, Illinois 60620

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CCRD REVIEW

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The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Buffalo Grove, Illinois on this 27 day of December, 2017.

X Timothy Thomas
TIMOTHY THOMAS

X Opheia Thomas
OPHELIA THOMAS

I, TIMOTHY THOMAS, hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

X Timothy Thomas
TIMOTHY THOMAS

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E. Dated the 27 day of December, 2017.

X Timothy Thomas
TIMOTHY THOMAS

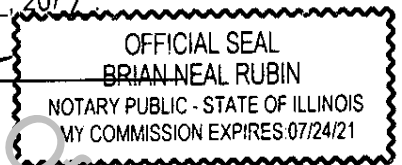
X Opheia Thomas
OPHELIA THOMAS

STATE OF ILLINOIS
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that TIMOTHY THOMAS and OPHELIA THOMAS, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27 day of December, 2017.

[Signature]
Notary Public



This Document Prepared by and Mail to: Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090, E-mail: Email@rubinlaw.com

Mail tax bills to:
OPHELIA THOMAS, as Trustee
7935 S. Peoria Street, Chicago, Illinois 60620

REAL ESTATE TRANSFER TAX		02-Jan-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		02-Jan-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-32-206-013-0000 | 20180101676665 | 1-513-124-896

20-32-206-013-0000 | 20180101676665 | 0-331-883-552

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

Address of Grantor/Grantee:
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STATEMENT BY GRANTOR AND GRANTEE

(55 ILC8 5/3 5020 B)

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 December 27, 2017

Signature: *Trinity Flores*
Grantor or Agent

Subscribed and sworn to before me
by the said this 27 day of December, 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 December 27, 2017

Signature: *Ophelia Thomas*
Grantee or Agent

Subscribed and sworn to before me
by the said this 27 day of December, 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 Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)