

UNOFFICIAL COPY

DEED IN TRUST

Statutory (Illinois)

MAIL TO:

John E. Fish, Ltd.
1751 Lake Cook Road
Suite 400
Deerfield, Illinois 60015

MAIL SUBSEQUENT TAX BILLS TO:

GEOFFREY E. PETERS, Trustee
DEBRA L. PETERS, Trustee
3259 North Clifton Avenue
Chicago, Illinois 60657



Doc# 1802219021 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2018 10:12 AM PG: 1 OF 4

THE GRANTORS, **GEOFFREY E. PETERS**, and **DEBRA L. PETERS**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid, **CONVEY** and **WARRANT** unto **GEOFFREY E. PETERS**, GRANTEE, 3259 North Clifton Avenue, Chicago, Illinois 60657, as Trustee under the provisions of a certain Trust Agreement dated December 22, 2017 and known as the Declaration of Trust of Geoffrey E. Peters (hereinafter referred to as "said trustee," regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and **DEBRA L. PETERS**, GRANTEE, 3259 North Clifton Avenue, Chicago, Illinois 60657, as Trustee under the provisions of a certain Trust Agreement dated December 21, 2017 and known as the Declaration of Trust of Debra L. Peters (hereinafter referred to as "said trustee," regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, said beneficial interests of said trusts being held by said husband and wife not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 1 IN BLOCK 7 IN BAXTER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PERMANENT REAL ESTATE INDEX NUMBER: 14-20-422-001-0000
ADDRESS OF REAL ESTATE: 3259 North Clifton Avenue, Chicago, Illinois 60657

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trusts agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide (aid) remises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 property, 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 premises or any part thereof; and to deal with said property 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 said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate

UNOFFICIAL COPY

shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said 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 in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 its, his 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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

In Witness Whereof, Grantors have hereunto set their hands and seals as of the 22 day of December, 2017.

Geoffrey E. Peters
GEOFFREY E. PETERS

Debra L. Peters
DEBRA L. PETERS

Trustee Acceptance: As Trustee of the Declaration of Trust of Geoffrey E. Peters dated December 22, 2017, I hereby accept the transfer of the above real estate.

Date: December 22 2017

Geoffrey E. Peters
GEOFFREY E. PETERS, Trustee

Trustee Acceptance: As Trustee of the Declaration of Trust of Debra L. Peters dated December 21, 2017, I hereby accept the transfer of the above real estate.

Date: December 22 2017

Debra L. Peters
DEBRA L. PETERS, Trustee

REAL ESTATE TRANSFER TAX



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

22-Jan-2018

14-20-422-001-0000 | 20180101687553 | 1-672-752-160

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

REAL ESTATE TRANSFER TAX



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

22-Jan-2018

14-20-422-001-0000 | 20180101687553 | 0-505-912-352

UNOFFICIAL COPY

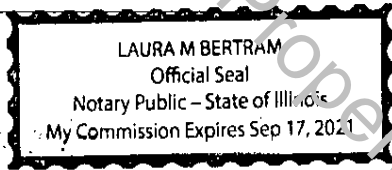
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GEOFFREY E. PETERS**, and **DEBRA L. PETERS**, husband and 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, individually and as trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of December, 2017.

Commission expires:

Laura M Bertram
Notary Public



COUNTY-ILLINOIS TRANSFER STAMPS

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sub Par. e & Cook County Ord. 93-0-27 Par. e

Dated: 12-28-17 *John E. Fish*

This instrument was prepared by: John E. Fish, 1751 Lake Cook Road, Suite 400, Deerfield, Illinois 60015.

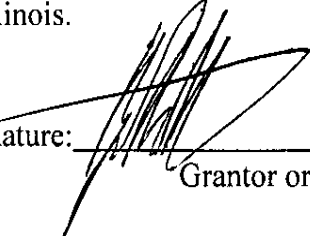
Property of Cook County Clerk's Office

UNOFFICIAL COPY

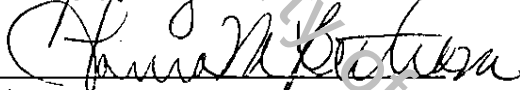
STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's 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: 1/10, 2018

Signature:  _____
Grantor or Agent

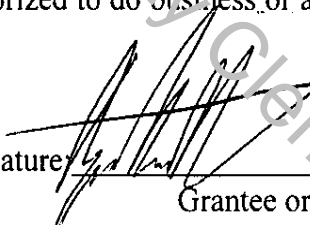
Subscribed and sworn to before me on January 10, 2018.


NOTARY PUBLIC



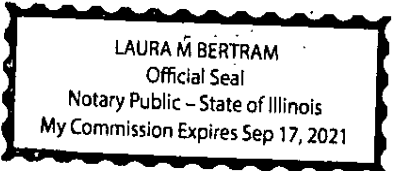
The grantee or grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 1-10, 2018.

Signature:  _____
Grantee or Agent

Subscribed and sworn to before me on January 10, 2018.


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