

# UNOFFICIAL COPY



Doc# 1802457202 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2018 01:31 PM PG: 1 OF 3

## DEED IN TRUST

The Grantors, Reinhold A. Heller and Vivian F. Heller, husband and wife, of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

Reinhold A. Heller and Vivian F. Heller, husband and wife, of 1325 Linden Rd., Homewood, IL 60430, as trustees of the HELLER FAMILY JOINT TENANCY TRUST dated January 19, 2018, the beneficial interest of said trust being held by Reinhold A. Heller and Vivian F. Heller, husband and wife, as tenants by the entirety.

and all and every successor trustee or trustees of the aforementioned trust, the following described Real Estate:

The North ½ of the East ½ of Lot 15, in Robertson and Young's Fourth Addition to Homewood, a Subdivision of that part North of the Homewood and Thornton Road of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 29-32-305-026-0000  
Address of Real Estate: 1325 Linden Rd, Homewood, IL 60430

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with said trustees or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, mortgage, lease, or other instrument executed by said trustees in relation to said 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 agreement was in

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full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

IN WITNESS WHEREOF, the grantors, as trustees, have set their hand and seal on January 19, 2018

Reinhold A. Heller  
Reinhold A. Heller  
individually and as trustee

Vivian F. Heller  
Vivian F. Heller  
individually and as trustee

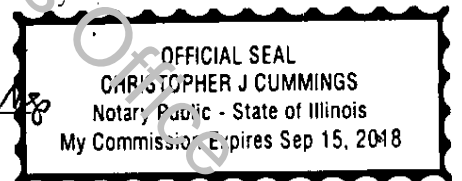
EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), Section 31-45, Property Tax Code  
DATED: January 19, 2018

Reinhold A. Heller  
Buyer, Seller, or Representative

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Reinhold A. Heller and Vivian F. Heller, 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 this instrument as their free and voluntary act, for the uses and purposes set forth. Given under my hand and seal on January 19, 2018.

Christopher J. Cummings  
NOTARY PUBLIC



This instrument was prepared by: Christopher J. Cummings, P.O. Box 1387, 2024 Hickory Rd., Suite 205, Homewood, Illinois 60430.

Send recorded document to:  
Christopher J. Cummings, P.C.  
2024 Hickory Road, Suite 205  
Homewood, IL 60430

Mail tax bills to:  
  
Reinhold A. Heller  
1325 Linden Rd.  
Homewood IL 60430

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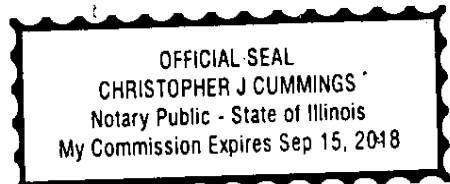
## STATEMENT BY GRANTOR AND GRANTEE

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 1-19, 2018

Signature: Reinhold A. Heller  
Grantor or Agent

Subscribed and sworn to before me  
By the said Reinhold A. Heller  
This 19 day of January, 2018  
Notary Public Christopher J. Cummings

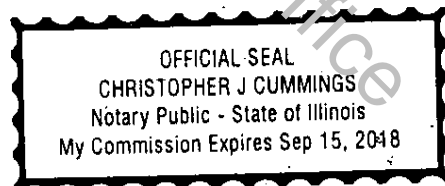


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-19, 2018

Signature: Reinhold A. Heller  
Grantee or Agent

Subscribed and sworn to before me  
By the said REINHOLD A. HELLER  
This 19 day of JANUARY, 2018  
Notary Public Christopher J. Cummings



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.)