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\*1810218089D\*

Doc# 1810218089 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2018 04:03 PM PG: 1 OF 4

Property of Cook County Clerk's Office

DOCUMENT COVERSHEET

TYPE OF DOCUMENT: Deed In Trust

GRANTOR: Nancy Beth Griffin and Ryan Patrick Griffin

GRANTEE: Nancy Beth Griffin and Ryan Patrick Griffin, as trustees, under the terms and provisions of a certain trust agreement designated as The Griffin Family Trust dated March 30, 2018

DATE OF DOCUMENT: 3/30/18

S Y  
P 499  
S N  
SC Y  
INT D

**DEED IN TRUST****UNOFFICIAL COPY**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS,

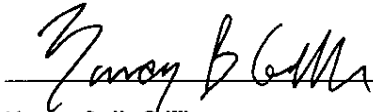
**NANCY BETH GRIFFIN AND RYAN PATRICK GRIFFIN,**

of the County of Cook, State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to **Nancy Beth Griffin and Ryan Patrick Griffin as Trustees, under the terms and provisions of a certain Trust Agreement designated as The Griffin Family Trust Dated March 30<sup>th</sup> 2018**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: See second page for legal description.

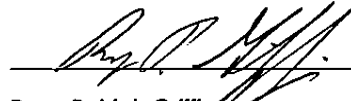
P.I.N. Number: 14-29-307-037-0000

Address: 1355 W. Schubert Ave. Chicago, IL 60614

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;



Nancy Beth Griffin



Ryan Patrick Griffin

TO HAVE AND TO HOLD said real estate and appurtenances hereto 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, to 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 alleys, and to vacate any portion of the premises. (e) To lease and enter into leases 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, deed, 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 they 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.

4. In the event of the inability, refusal of the Trustees herein named, to act, or upon their removal from the County, the successor trustee named in the trust document is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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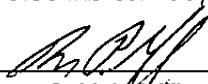
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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.

The Grantor hereby waives and releases 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 30th day of March, 2018.

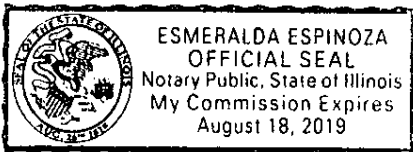
  
 \_\_\_\_\_  
 Nancy Beth Griffin

  
 \_\_\_\_\_  
 Ryan Patrick Griffin

**State of ILLINOIS, County of COOK ss**

I, the undersigned, a Notary Public in and for said Cook County, in the State aforesaid, DO HEREBY CERTIFY that **Susanne Marie Neal** 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, including the release and waiver of the right of homestead.

Given under my hand and seal, this 30<sup>th</sup> 575801 day of March, 2018



  
 \_\_\_\_\_  
 Notary Public



**Legal Description**


CITY: CHICAGO      COUNTY: COOK COUNTY  
 TAX NUMBER:      14-29-307-057-0000

THE WEST 30.35 FEET OF THE EAST 85.66 FEET OF LOT 12 IN JOHN T. ALTGELD'S SUBDIVISION OF THE NORTH 1/2 AND THE SOUTH EAST 1/4 OF BLOCK 4 OF EXECUTORS JONES AND OTHERS SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Send tax bills to:**  
 Ryan and Nancy Griffin as Trustees  
 1355 West Schubert Av.  
 Chicago, IL 60615

**Mail to:**  
 Merit Law Group, Inc.  
 505 Orchard St., #200  
 Antioch, IL 60002

REAL ESTATE TRANSFER TAX		12-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-307-057-0000   20180401641646   0-251-005-216		

REAL ESTATE TRANSFER TAX		12-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-29-307-057-0000   20180401641646   2-036-730-144		

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

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantors **Nancy Beth Griffin** and **Ryan Patrick Griffin** affirm that, to the best of their knowledge, the name of the grantor shown on the deed is either natural persons, 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: 3/30/2018

Signature: *Nancy Beth Griffin*  
Grantor, **Nancy Beth Griffin**

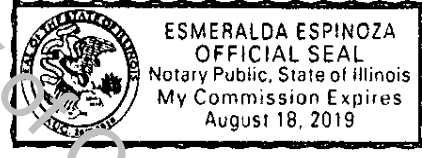
Date: 3/30/2018

Signature: *Ryan Patrick Griffin*  
Grantor, **Ryan Patrick Griffin**

SUBSCRIBED and SWORN before me this 30<sup>th</sup> day of March, 2018.

*Esmeralda Espinoza*  
Notary Public

8/18/19  
My Commission Expires



The Grantees, **Nancy Beth Griffin** and **Ryan Patrick Griffin** as Trustees of **The Griffin Family Trust Dated March \_\_\_\_\_, 2018**, affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in the 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: 3/30/2018

Signature: *Nancy Beth Griffin*  
**Nancy Beth Griffin, Trustee of  
The Griffin Family Trust dated  
March 30, 2018**

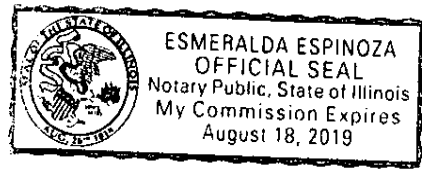
Date: 3/30/2018

Signature: *Ryan Patrick Griffin*  
**Ryan Patrick Griffin, Trustee of  
The Griffin Family Trust dated  
March 30, 2018**

SUBSCRIBED and SWORN before me this 30<sup>th</sup> day of March 2018.

*Esmeralda Espinoza*  
Notary Public

8/18/19  
My Commission Expires



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 a Class A misdemeanor for subsequent offenses.  
[Attached to deed or ABI to be recorded in the County of Cook in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]