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**PREPARED BY AND MAIL
AFTER RECORDING TO:**

Lauren Sanuw, Esq.
Sanuw Law Office, P.C.
9140 Broadway Ave
Brookfield, IL 60513



Doc# 1815744056 Fee \$44.00

MAIL TAX BILLS TO:

Robert Gregory Biggers
4160 Arthur Ave
Brookfield, IL 60513

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2018 01:07 PM PG: 1 OF 4

DEED IN TRUST

THE GRANTOR, ROBERT BIGGERS, a single man, of the Village of Brookfield, County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby conveys and QUIT CLAIMS to ROBERT GREGORY BIGGERS, as Trustee under the terms and provisions of a certain Declaration of Trust dated April 2, 2018 and known as the "ROBERT GREGORY BIGGERS 2018 TRUST," and any and all successors as trustee appointed under said Declaration of Trust, or who may be legally appointed, the real estate situated in Cook County, Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Legal Description:

SEE ATTACHED EXHIBIT A

PIN: 18-03-118-054-0000

Common Address: 4160 Arthur Ave, Brookfield, IL 60513

THIS IS A TAX EXEMPT CONVEYANCE FOR ESTATE PLANNING PURPOSES, AND NOT A CONVEYANCE FOR VALUE.

Exempt under provisions of Section 31-45, Paragraph (e),
Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

By: [Signature]
Buyer, Seller or Representative

Date: 4-2-18

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Declaration of Trust 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 any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to 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, streets, highways or alleys, and to vacate any portion to the premises. (e) to lease and enter into leases for the

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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 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 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 Declaration of Trust above described were in full force and effect; that any such 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 Declaration of Trust; and if any such instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Declaration of Trust and hereunder, and 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.

The party hereto acknowledges and agrees that this deed is exempt from state and county transfer taxes pursuant to IL. Rev Stat. ch. 120 ¶ 1004(e).

DATED as of this 2nd day of April, 2018

Robert Gregory Biggers
Robert Biggers

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

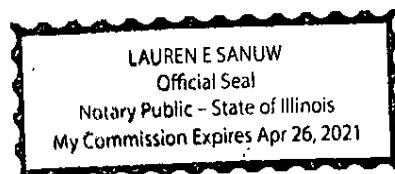
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert Gregory Biggers, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of April, 2018

My Commission expires April 26, 2021

Lauren E Sanuw
Notary Public

IMPRESS SEAL HERE



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EXHIBIT A

Legal Description:

LOT 44 AND THE NORTH ½ OF LOT 43 IN BLOCK 33 IN S.E. GROSS FIRST ADDITION TO WEST GROSSDALE, A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County
COOK COUNTY
RECORDER OF DEEDS
Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS

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STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a 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.

Dated: April 2, 2018

Signature: [Handwritten Signature]
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me this 12th day of April

Notary Public: [Handwritten Signature]



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 2, 2018

Signature: [Handwritten Signature]
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me this 2nd day of April, 2018.

Notary Public: [Handwritten Signature]

