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\*1819446004D\*

Doc# 1819446004 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2018 09:57 AM PG: 1 OF 5

**QUITCLAIM DEED  
IN TRUST**

**MAIL TO:**

Edward Gardner, as Trustee of the  
Edward Gardner Revocable Living  
Trust dated  
July 10, 2018.

8832 S. Keeler Avenue  
Hometown, Illinois 60456

RECORDER'S STAMP

**NAME & ADDRESS OF TAXPAYER:**

Edward Gardner, as Trustee of the  
Edward Gardner Revocable Living  
Trust dated  
July 10, 2018.

8832 S. Keeler Avenue  
Hometown, Illinois 60456

The Grantor, Edward Gardner, Widowed of the City of Hometown, County of Cook, State of Illinois, for and in consideration of ONE (\$1.00) DOLLAR, CONVEYS and QUITCLAIMS to the Grantee, Edward Gardner, whose address is 8832 S. Keeler Avenue, Hometown, Illinois 60456, AS TRUSTEE OF THE EDWARD GARDNER REVOCABLE LIVING TRUST under the provisions of a trust agreement dated July 10, 2018;

All interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 871 IN J.E. MERRION AND CO.'S HOMETOWN UNIT NO.2, A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, LYING NORTH OF THE RIGHT OF WAY OF THE WABASH RAILROAD AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON SEPTEMBER 7, 1950 AS DOCUMENT NO 1314818, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 24-03-216-056-0000

Property commonly known as: 8832 S. Keeler Avenue, Hometown, Illinois 60456

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

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 present or 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 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 other 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, 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 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 grantor(s) hereby expressly waive(s) and release(s) 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.

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Dated this 10<sup>th</sup> day of July, 2018

Signature of Grantor

Edward C Gardner

Signature of Grantee

Edward C Gardner

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

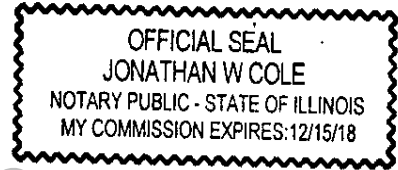
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT GRANTOR EDWARD GARDNER, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed,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

Given under my hand and notarial seal, this 10<sup>th</sup> day of July, 2018.

Jonathan W Cole  
Notary Public

My commission expires 12-15-18

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

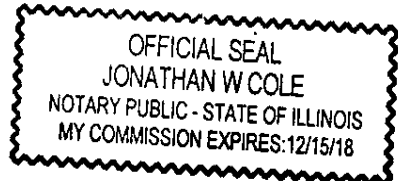


I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT GRANTEE, EDWARD GARDNER, AS TRUSTEE OF THE EDWARD GARDNER REVOCABLE LIVING TRUSTEE is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10<sup>th</sup> day of July, 2018.

Jonathan W Cole  
Notary Public

My commission expires 12-15-18



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EXEMPT under provisions of Paragraph (e) Section  
31-45, Property Tax Code.

Date: 7-10-18

*Edward C. Brown*

*ECB*

Buyer, Seller or Representative

Property of Cook County Clerk's Office

Prepared by:  
Jonathan W. Cole  
Law Offices of Jonathan W. Cole  
5013 West 95<sup>th</sup> Street  
Oak Lawn, Illinois 60453

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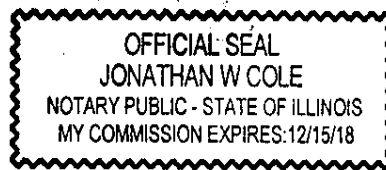
## STATEMENT BY GRANTOR AND GRANTEE

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 Illinois.

Dated 07/10/2018

Signature: Edward C Gardner  
Grantor or Agent

Subscribed and sworn before me  
by the said Edward Gardner  
this 10<sup>th</sup> day of July, 2018  
Notary Public J

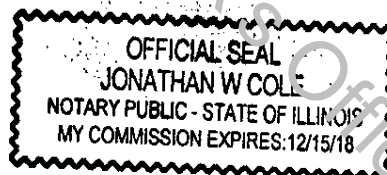


The **grantee** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 Illinois.

Dated 07/10/2018

Signature: Edward C Gardner  
Grantee or Agent

Subscribed and sworn before me  
by the said Edward Gardner  
this 10<sup>th</sup> day of July, 2018  
Notary Public J



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 offence 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.)