

UNOFFICIAL COPY

Doc#: 1820757060 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2018 10:43 AM Pg: 1 of 3

Dec ID 20180701637509

WARRANTY DEED IN TRUST

THE GRANTOR, DAVID J. KING, an unmarried person, 240 Elgin, Forest Park, Illinois 60130, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANTS unto the GRANTEE, DAVID J. KING AS TRUSTEE OF THE DAVID J. KING

TRUST DATED JULY 18, 2018, AND ALL AND EVERY SUCCESSOR TRUSTEE OR TRUSTEES, 240 Elgin, Forest Park, Illinois 60130, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

THE NORTH 18.50 FEET OF THE SOUTH 33.50 FEET OF LOT 15 IN BLOCK 1 IN C. AND J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 28, 38 AND 39 OF RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property Address: 240 Elgin, Forest Park, Illinois 60130
Permanent Real Estate Index Number: 15-12-428 035-0000

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

This deed is made to said Trustee, 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 Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said Real Estate be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 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 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

Trust
VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 7270
Approved/Date
7/18/18
EXEMPT

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in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Dated: JULY 18, 2018

David J. King
DAVID J. KING

Exempt under the provisions of Real Estate Transfer Act Section 4, Paragraph (e) (35 ILCS 200/31-45(e)) and Cook County Ordinance 95104, Paragraph (e).

Dated: JULY 18, 2018

David J. King
Grantor or Agent

The foregoing transfer of title/conveyance is hereby accepted by David J. King as Trustee under the David J. King Trust dated July 18, 2018.

Dated: JULY 18, 2018

David J. King
DAVID J. KING, as Trustee, as aforesaid

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID J. KING, 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 this instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of July, 2018.



Laura A. Lipinski
Notary Public

This instrument was prepared by, and to be returned to:
Laura A. Lipinski
Law Offices of Laura A. Lipinski
4724 Central Avenue
Western Springs, IL 60558

Send subsequent tax bills to:
David J. King as Trustee
240 Elgin
Forest Park, IL 60130

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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 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: JULY 18, 2018

Signature: *David J. King*
Grantor or Agent

Subscribed and sworn to before me
by the said David J. King
This 18th day of July, 2018.

NOTARY PUBLIC *Laura A. Lipinski*



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 and hold title to real estate under the laws of the State of Illinois.

Dated: JULY 18, 2018

Signature: *David J. King*
Grantee or Agent

Subscribed and sworn to before me
by the said David J. King
This 18th day of July, 2018.

NOTARY PUBLIC *Laura A. Lipinski*



NOTE: Any person who knowingly submits a false statement concerning the identity of the 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.)