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1821817041D

Doc# 1821817041 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 01:51 PM PG: 1 OF 4

TRUSTEE'S DEED

THIS AGREEMENT, between TODD JARVIS a single man, of 1743 Via Lucas, San Lorenzo, CA. 94580, as Grantor and TODD JARVIS, of 1743 Via Lucas, San Lorenzo, CA. 94580 as the trustee of the TODD JARVIS DECLARATION OF TRUST DATED JUNE 30, 2015, as Grantee.

WITNESSES: TODD JARVIS, the Grantor in consideration of the sum of TEN dollars receipt whereof is hereby acknowledged, does hereby convey, warrant and quit claim unto the Grantee: TODD JARVIS, as trustee of the TODD JARVIS DECLARATION OF TRUST DATED JUNE 30, 2015, all right, title, and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 25 IN BLOCK 4 IN OLDE SALEM UNIT 1A, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 21919032 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

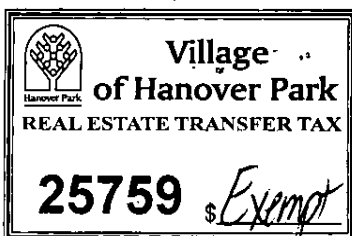
PIN: 07-30-417-025-0000

Commonly known as: 7649 MANCHESTER MANOR, HANOVER PARK, IL 60133

SUBJECT TO: General Real Estate Taxes for 2018 and subsequent years, covenants, conditions, and restrictions of record.

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



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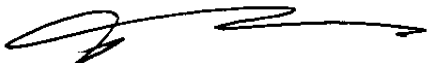
said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, 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 praesenti or futuro, 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.

IN WITNESS WHEREOF, the Grantor, hereunto set her hand and seal on 6/11, 2018



TODD JARVIS

State of CALIFORNIA)
County of ALAMEDA)

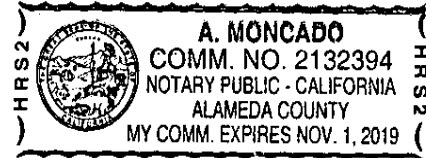
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Todd Jarvis, the grantor personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the grantor, signed, sealed and delivered the said instrument as her 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 official seal, on June 11, 2018.

Commission expires NOV. 1, 2019

Notary Public A M O



This instrument was prepared by: Shawn M. Good, Attorney 800 E. Northwest Highway, Suite 814, Palatine, IL 60074

MAIL TO: Shawn M. Good, Attorney 800 E. Northwest Highway, Suite 814, Palatine, IL 60074

SEND SUBSEQUENT TAX BILLS TO:

Todd Jarvis, 1743 Via Lucas, San Lorenzo, CA. 94580

NAME AND ADDRESS OF GRANTEE:

Todd Jarvis, 1743 Via Lucas, San Lorenzo, CA. 94580

Exempt under Real Estate Transfer Tax Act Section 4 Par. E.

Date: 6/11/18 Sign: [Signature]

TRUSTEE ACCEPTANCE

The Grantee TODD JARVIS, AS TRUSTEES OF TODD JARVIS DECLARATION OF TRUST DATED JUNE 30, 2015 hereby acknowledge(s) and accept(s) this conveyance into the said trust.

[Signature]
TODD JARVIS as Trustee

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 7 11 2018

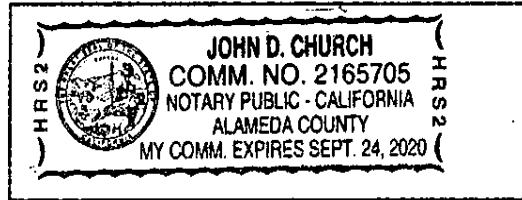
SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: JOHN D. CHURCH

By the said (Name of Grantor): TODD EARL JARVIS AFFIX NOTARY STAMP BELOW

On this date of: 7 11 2018
NOTARY SIGNATURE: John D. Church



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 7 11 2018

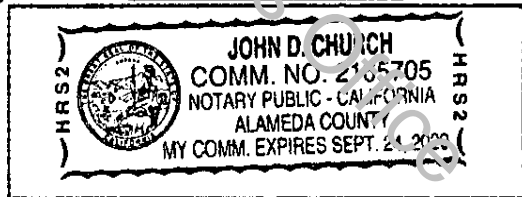
SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: JOHN D. CHURCH

By the said (Name of Grantee): TODD EARL JARVIS AFFIX NOTARY STAMP BELOW

On this date of: 7 11 2018
NOTARY SIGNATURE: John D. Church



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act. (35 ILCS 200/Art. 31)