

UNOFFICIAL COPY

DEED IN TRUST - WARRANTY

THIS INDENTURE WITNESSETH that the Grantor, **RICHARD C. FISCHER**, for and in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto **RICHARD C. FISCHER**, Trustee under **THE RICHARD C. FISCHER REVOCABLE DECLARATION OF TRUST DATED, SEPTEMBER 6, 2018**, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 52-3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 50-58 FOREST AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0610445010, AS AMENDED, IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. 16, AND STORAGE SPACE NO. 15 LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly known as: **52 Forest Ave., Unit 3N, Riverside, Illinois 60546**
PIN: 15-36-108-043-1025

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. In no case shall any party dealing with said Trustees 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 Trustees, be obliged to see to the application of any purchase money, rent, or 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 Trustees, 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 Trustees 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 Trustees was duly



1826408070

Doc# 1826408070 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/21/2018 09:46 AM PG: 1 OF 3

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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.

And the said Grantor hereby expressly waives and releases 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 has hereunto set his hand and seal this 6th day of September 2018.

Richard C. Fischer (SEAL)
RICHARD C. FISCHER

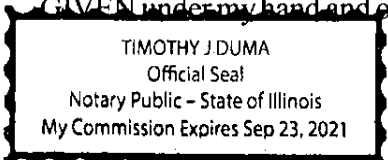
THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

9/6/18
 Date

Richard C. Fischer
 Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD C. FISCHER**, 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 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 official seal this 6th day of September, 2018.

Timothy J. Duma
 Notary Public

THIS INSTRUMENT PREPARED BY: GRANTEE'S ADDRESS/MAIL TAX BILLS TO: RETURN TO:

Attorney David Boone
 1S443 Summit Ave.
 Suite 205
 Oakbrook Terrace, Illinois 60181
 (630) 495-6040

RICHARD C. FISCHER, Trustee
 1025 Clinton Ave.
 Oak Park, Illinois 60304

Compliance or Exemption Approved
Village of Riverside

BY: [Signature]

Date: 9/12/18

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STATEMENT BY GRANTOR AND GRANTEE

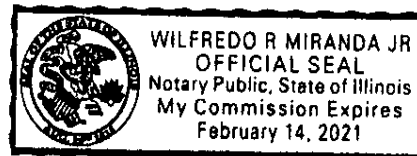
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 September 17, 2018

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said David J. Boone
this 17th day of September,
2018.



NOTARY PUBLIC [Signature]

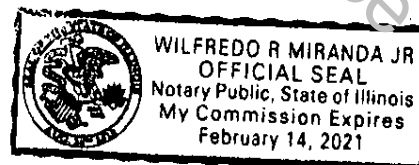
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date September 17, 2018

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before
Me by the said David J. Boone
This 17th day of September,
2018.



NOTARY PUBLIC [Signature]

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