UNOFFICIAL COPY

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(ILLINOIS)

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Robert J. Groya and Clare D. Groya, husband and wife, of the Village of LaGrange, County of Cook, and State of Illinois,

for and in consideration of **Ten and 00/100** (\$10.00) **DOLLARS** and other good and valuable considerations in hand paid, conveys and Ouit Claims unto, GRANTEES,

Doc#. 1826419266 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/21/2018 11:48 AM Pg: 1 of 4

Dec ID 20180901688986

Car Recorder's Use Onl

Robert J. Groya, Trustee of the Robert J.

Groya Living Trust date? July 10, 1993 as Amended and Restated on April 12, 2018, and any amendments thereto, of 405 S. Spring, LaGrange, Elinois, hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreements, an undivided one-half interest and Clare D. Groya, Trustee of the Clare D. Groya Living Trust dated April 12, 2018, and any amendments thereto, of 405 S. Spring, LaGrange, Illinois, hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreements, an undivided one-half interest, not as Tenants in Common and not as Joint Tenants with Righ's of Survivorship but as Tenants by the Entirety, in the following described real estate in the County of Cook and State of H'inois, to wit:

LOT A IN THE PLAT OF CONSOLIDATION OF THE NORTH 36 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26 IN BLOCK 16 IN LAY AND LYMANS SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ½ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-04-326-031-0000

Address of Real Estate: 405 S. Spring Avenue, LaGrange, Illinois 60525

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; to vacate any sul division 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 in future, and upon any terms and for any period 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 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

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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 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 or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been compiled 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 delivery 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, that such successor or successors in trust, has such successor or successors in trust, that such successor or successors in trust, has such successor or successors in trust, that such successor or successors in trust, has such successor or successors in trust, that such successor or successors in trust, has or their predecessor in trust.

The interest of cach 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 titles 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases any and all right or benefit including those under and by virtue of any and all statutes of the State of Illingis, providing for the exemption of homesteads from sale or execution or otherwise.

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IN WITHESS WHEREOF,		d has bereunto set	his/her hand	and seal on	this <u>/ / day</u> of
Robert Gr	2018.	Pri	Clai	eD /	roya
Robert J. Gro	(/)ya		0/2	Clare D. Gr	oya /
STATE OF ILLINOIS)		4	Ó	
COUNTY OF COOK	Wilson,		ud fan asid Ca	0,5;	Chata afannaid DO
HEREBY CERTIFY that Ro names are subscribed to the signed, sealed and delivered t	foregoing instrument,	re b. Groya, person appeared before me	this day in pe	rson and ackr	owledged that they
Given under my hand and off	ــا	· // //	1100		1
	FICIAL SEAL AM S WILSON		NOTAR	Y PUBLIC	

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NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/23/19

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This instrument was prepared by William S. Wilson, 1025 W. 55th St., Suite 110, LaGrange, IL 60525

Mail to:

William S. Wilson 1023 W. 55th Street, Suite 110 LaGrange, IL 60525 Send Subsequent Tax Bills To:

Dr. & Mrs. Robert J. Groya 405 S. Spring St. LaGrange, IL 60525

This deed represents a trappaction exempt under 35 ILCS 200/31-45 Paragraph "e" of the Real Estate Transfer Tax
Act.
Signed: Will W
Dated:

The foregoing transfer of title/conveyance is hereby accepted by Robert J. Groya and Clare D. Groya of LaGrange, Illinois as Trustee(s) under the provisions of the Kobert J. Groya Living Trust dated July 10, 1993 as Amended and Restated on April 12, 2018, and the Clare D. Groya Living Trust dated April 12, 2018.

Trustee, as aforesaid

Trustee, as aforesaid

UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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 or persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated $2/\sqrt{3}$, 2018	Signature	ntor or Agent
Subscribed and sworn to before me this day of	Notary Public	OFFICIAL SEAL MAUREEN E AIKENS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/27/18
The Grantee or his/her agent affirms and verifies if of Beneficial Interest in a land trust is are eith authorized to do business or acquire and hold title to real estate in authorized to do business or acquire and hold title Dated	itle to real estate in Illinois, or other entito real estate under the Signature	nois corporation or foreign corporation Illinois, a partnership authorized to do ty recognized as a person or persons and
Subscribed and sworn to before me this 12 day of 2018.	Notary Public	OFFICIAL SEAL MAUREEN E AIKENS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES (1877/18

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.