

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

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

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 Quit Claims unto, GRANTEES,

Robert J. Groya, Trustee of the Robert J. Groya Living Trust dated July 10, 1993 as Amended and Restated on 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 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 Rights of Survivorship but as Tenants by the Entirety, in the following described real estate in the County of Cook and State of Illinois, to wit:

LOT A IN THE PLAT OF CONSOLIDATION OF TEN NORTH 36 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26 IN BLOCK 16 IN LAY AND LYMANS SUBDIVISION OF THE WEST ¼ OF THE SOUTHWEST ¼ 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 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 in 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 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

UNOFFICIAL COPY

This instrument was prepared by William S. Wilson, 1023 W. 55th St., Suite 110, LaGrange, IL 60525

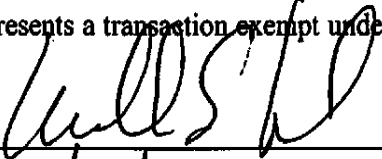
Mail to:

William S. Wilson
1023 W. 55th Street, Suite 110
LaGrange, IL 60525

Send Subsequent Tax Bills To:

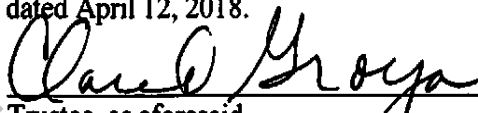
Dr. & Mrs. Robert J. Groya
405 S. Spring St.
LaGrange, IL 60525

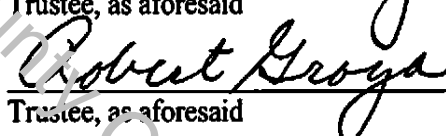
This deed represents a transaction exempt under 35 ILCS 200/31-45 Paragraph "e" of the Real Estate Transfer Tax Act.

Signed: 

Dated: 4/12/18

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 Robert 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 2/12, 2018

Signature [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me
this 12 day of April, 2018.

Notary Public Maureen E. Aikens

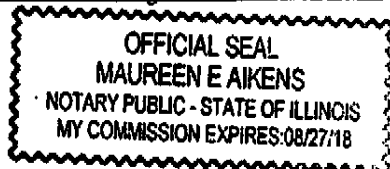
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or Assignment of Beneficial Interest in a land trust is are either a natural, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 4/12, 2018

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
this 12 day of April, 2018.

Notary Public Maureen E. Aikens



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.