

UNOFFICIAL COPY

DEED IN TRUST



Doc# 1831013047 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/06/2018 11:28 AM PG: 1 OF 5

THE GRANTOR(S): Rosemary Valley, a widow, as to **an undivided 1/2 interest**, and Timothy J. Seidler, married to Kathleen M. Seidler, as to **an undivided 1/4 interest**, and Kathleen M. Seidler, married to Timothy J. Seidler, as to **an undivided 1/4 interest**, of **4744 N. Malden Street, Chicago, County of Cook, State of Illinois**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS** unto Kathleen M. Seidler, as Trustee, under the provisions of the **Rosemary Valley Trust Agreement dated September 6, 2018**, a **1/2 interest**; and Timothy J. Seidler, as Trustee, under the provisions of the **Timothy J. Seidler Family Trust u/t/a dated December 3, 1998**, a **1/4 interest**; and Kathleen M. Seidler, as trustee, of the **Kathleen M. Seidler Family Trust u/t/a dated December 3, 1998**, a **1/4 interest**, of **4744 N. Malden Street, Cook County, 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, the following described real estate in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

Address of Property: 4744 N. Malden Street Chicago Illinois 60640

Property Index Number: 14-17-103-016-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts 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 real estate or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant 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 real estate, or any part thereto; to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any

Ru

UNOFFICIAL COPY

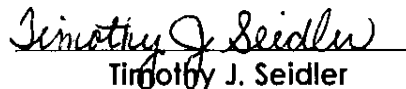
terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and rentals; to partition or to exchange said real estate, 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 real estate or any part thereof; and to deal with said real estate 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 case shall any party dealing with said trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money rent or money borrowed or advanced on said real estate, 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 his, his or their predecessor in trust.


And the said grantor(s) hereby expressly waives and releases any and all right or benefit under 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(s) aforesaid has hereunto executed this instrument on this the 6TH day of SEPTEMBER, 2018.


Rosemary Vallely




Timothy J. Seidler


Kathleen M. Seidler

REAL ESTATE TRANSFER TAX		06-Nov-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-103-016-0000 | 20181101627368 | 0-403-866-272

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Nov-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-103-016-0000 | 20181101627368 | 1-066-795-680

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Acknowledgement

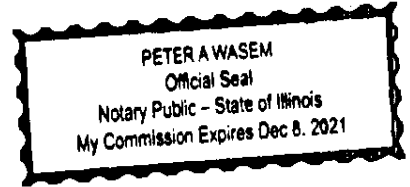
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Rosemary Vallely, Timothy J. Seidler and Kathleen M. Seidler**, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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.



Notary Public

Commission Expires 12/8/2021



NAME AND ADDRESS OF GRANTEE: Rosemary Vallely
Timothy J. Seidler
Kathleen J. Seidler
474 N. Malden Street
Chicago Illinois 60640

SEND SUBSEQUENT TAX BILLS TO: Kathleen J. Seidler, Trustee
4813 Woodard Avenue
Downers Grove Illinois 60515

THIS INSTRUMENT PREPARED BY: Peter Alan Wasem
Attorney at Law
330 E. Main Street - 3rd Floor
Barrington, Illinois 60010
(847) 330-4430

MAIL TO: Peter Alan Wasem
Attorney at Law
330 E. Main Street - 3rd Floor
Barrington, Illinois 60010
(847) 330-4430

UNOFFICIAL COPY

EXHIBIT A

Legal Description

THE SOUTH 20 FEET OF LOT 147 AND THE NORTH 10 FEET OF LOT 148 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST $\frac{1}{2}$ OF SAID NORTHWEST $\frac{1}{4}$ WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

Subject to: General Real Estate Taxes for the year 2010 and subsequent years, and covenants, restrictions and easements of record, if any.

Commonly Known As: 4744 N. Malden Street, Chicago, Illinois 60640

Property Index Number: 14-17-103-016-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

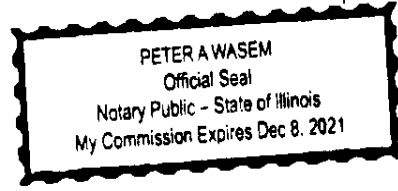
STATEMENT BY GRANTOR AND GRANTEE

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 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 SEPTEMBER 6, 2018

Signature: *Rosemary Valley*
Grantor or Agent

Subscribed and sworn to before me
By the said *Rosemary Valley*
This 6th day of SEPTEMBER, 2018
Notary Public *[Signature]*

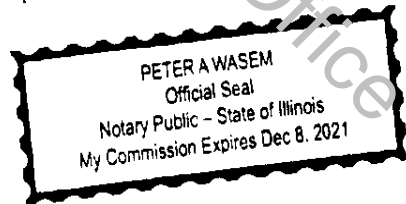


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date SEPTEMBER 6, 2018

Signature: *Kathleen M. Seider*
Grantee or Agent

Subscribed and sworn to before me
By the said *Kathleen M. Seider*
This 6th day of SEPTEMBER, 2018
Notary Public *[Signature]*



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 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.)