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1833116005D

Doc# 1833116005 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2018 09:43 AM PG: 1 OF 5

**DEED IN TRUST
Statutory (Illinois)
(Individual to Individual)**

**THE GRANTOR (Name and
Address)**

LORI L. RANDALL, a single person
and JOSEPH T. IWAN, a single
person
11213 S. Champlain Avenue
Chicago, Illinois 60628-4639

Above Space for Recorder's Use Only

of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 DOLLARS in hand paid. CONVEY and QUIT CLAIM to:

LORI L. RANDALL and JOSEPH T. IWAN, as Joint Trustees of **The Lori L. Randall and Joseph T. Iwan 2018 Living Trust Dated March 30th, 2018**, and unto all and every successor or successors in trust under said Trust Agreement, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 40 in Block 6 in the Original Town of Pullman, Being a Subdivision of Part of the North East ¼ of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, North of the Indian Boundary Line and Lying East of the Easterly Line of the Right of Way of the Illinois Central Railroad, all in Cook County, Illinois.

Permanent Index Number (PIN): 25-22-215-002-0000

**Address of Real Estate: 11213 S. Champlain Avenue
Chicago, Illinois 60628-4639**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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 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

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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 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 case shall any party dealing with said trustee in relation to said premises, or to who 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 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, 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 earning 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 earning, avails and proceeds thereof as aforesaid.

In the event of the of the death, inability, or refusal to act of the Trustees herein named, **Christopher Iwan, 1421 Occoquan Heights Court, Occoquan, Virginia 22125** is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustees named herein.

REAL ESTATE TRANSFER TAX		27-Nov-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-22-215-002-0000 20181101643155 2-106-290-848		

REAL ESTATE TRANSFER TAX		27-Nov-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-22-215-002-0000 20181101643155 0-428-176-032		
* Total does not include any applicable penalty or interest due.		

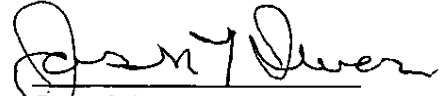
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ACCEPTANCE

The Grantee(s), **LORI L. RANDALL** and **JOSEPH T. IWAN**, as joint Trustees of **THE LORI L. RANDALL AND JOSEPH T. IWAN 2018 LIVING TRUST DATED MARCH 30, 2018**, hereby acknowledges and accepts this conveyance into the said **TRUST**.



Lori L. Randall



Joseph T. Iwan

As Trustee(s) as Aforesaid

**COOK COUNTY
RECORDER OF DEEDS**

MAIL TO:

John S. Wrona, Esq.
Attorney at Law
13333 S. Baltimore Avenue
Chicago, Illinois 60633

SEND SUBSEQUENT
TAX BILLS TO:

Randall and Iwan Trust
11211 S. Champlain Avenue
Chicago, Illinois 60628-4639

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantees 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: March 30, 2018

Lori Lee Randall

Signature:

Lori Lee Randall

Joseph Iwan

Grantor(s) or Agent: Joseph Iwan

SUBSCRIBED AND SWORN to before me this 30th day of March, 2018

Rosemary Cano

NOTARY PUBLIC



The Grantee(s) or his/her Agent affirm and verify that the name of the Grantee(s) shown on the Deed or Assignment or 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 and hold title to real estate under the laws of the State of Illinois.

DATED: March 30, 2018

Joseph Iwan Trustee

Signature: Joseph Iwan

Lori L. Randall Trustee

Grantee(s) or Agent:

Lori L. Randall

SUBSCRIBED AND SWORN to before me this 30th day of March, 2018.

Rosemary Cano
NOTARY PUBLIC



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 a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)