

UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

Mail to:

Matthew J. Swank  
Peter J. Latz & Associates LLC  
104 N. Oak Park Ave.  
Suite 200  
Oak Park, IL 60301

Subsequent Tax Bills to:

Mary Anne Foran  
435 William St., Unit 603  
River Forest, IL 60305



\*1900945045D\*

Doc# 1900945045 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2019 03:21 PM PG: 1 OF 6

Above Space for Recorder's Use Only

THE GRANTORS:

Mary Anne Foran, unmarried and not a member of a civil union, of the Village of River Forest, County of Cook, and State of Illinois, as to a one-half (1/2) interest, and the following heirs of John Foran, deceased:

Mary Anne Foran, surviving spouse and an heir of John Foran, deceased, of the Village of River Forest, County of Cook, and State of Illinois, as to a one-quarter (1/4) interest; and

Katherine J. Foran, only child and an heir of John Foran, deceased, a married woman, of the County of Boone and State of Missouri, as to a one-quarter (1/4) interest.

for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto

THE GRANTEE:

Mary Anne Foran, not individually, but solely as Trustee of the Mary Anne Foran 2018 Trust dated December 18, 2018, of 435 William St., Unit 603, River Forest, IL 60305, and all successor or successors in trust, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: See Exhibit -A- attached hereto

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST  
*Cheyl Scott*

Exempt under Provision of Paragraph E  
Section 31-45, Real Estate Transfer Tax  
Act.

Date: *December 18, 2018*

Sign: *Mary Anne Foran*

Permanent Real Estate Index Number: 15-12-220-037-1043

Address of Real Estate: 435 William St., Unit 603, River Forest, IL 60305

THIS IS NOT HOMESTEAD PROPERTY AS TO KATHERINE J. FORAN

# UNOFFICIAL COPY

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 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 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 applications 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, (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 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 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 title 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 grantors hereby expressly waive 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.

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheryl Scott*





# UNOFFICIAL COPY

## EXHIBIT -A-

Permanent Real Estate Index Number: 15-12-220-037-1043

Address of Real Estate: 435 William St., Unit 603, River Forest, IL 60305

Legally Described As Follows:

Parcel 1: UNIT 603, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE WILLIAM PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0010820941, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACES P-39 AND P-76, AND STORAGE SPACES S-39 AND S-76 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 0010820941, AFORESAID.

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheyl Scott*

# UNOFFICIAL COPY

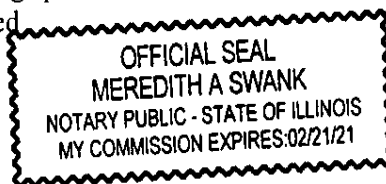
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: December 18, 2018

Mary Anne Foran  
MARYANNE FORAN, individually and as the surviving spouse and an heir of John Foran, deceased

Subscribed and sworn to before me this 18<sup>th</sup> day of December, 2018



Meredith A. Swank  
Notary Public

Dated: 1/4/19

Katherine J. Foran  
KATHERINE J. FORAN, as the only child and an heir of John Foran, deceased

Subscribed and sworn to before me this 4<sup>th</sup> day of January, 2019

**KATHRYN A. BUSCH**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Boone County  
My Commission Expires: 4/3/2021  
Commission # 13487480

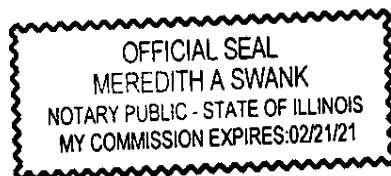
Kathryn A. Busch  
Notary Public

The grantee or 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 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: December 18, 2018

Mary Anne Foran  
MARYANNE FORAN, not individually, but solely as Trustee of the Mary Anne Foran 2018 Trust dated December 18, 2018

Subscribed and sworn to before me this 18<sup>th</sup> day of December, 2018



Meredith A. Swank  
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 of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act.)

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Cheryl Scott