

UNOFFICIAL COPY

PREPARED BY AND RETURN TO:

Wayne T. Lofthouse
Attorney at Law
1420 Renaissance, Suite 213
Park Ridge, IL 60068



Doc# 1902245026 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2019 11:58 AM PG: 1 OF 4

Mail future tax bills to:

Judith A. Foster
1785 Good Avenue
Park Ridge, IL 60068

DEED IN TRUST

THIS INDENTURE dated this 28th day of DECEMBER 2018, between JUDITH A. FOSTER, An unmarried woman, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto JUDITH A. FOSTER, as Trustee under the provisions of a Declaration of trust dated the 17th day of May, 2001, and known as the JUDITH A. FOSTER LIVING TRUST dated May 17, 2001, and to all and every successor or successors in trust under the trust agreement, the following described real estate located in the County of Cook, State of Illinois, to wit:

SEE ATTACHED "LEGAL DESCRIPTION"

Permanent Index Number: 09-22-120-036-0000

Property Address: 1785 Good Avenue, Park Ridge, IL 60068

TO HAVE AND TO HOLD the premises with the appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the property, or any part thereof; (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any and all of the title and estate of the trust, and to grant to such successor or successors the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) To dedicate parks, street highways, or alleys, and to vacate any portion of the premises; (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of (9) years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instrument, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successor in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

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- The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- In the event of the inability, refusal of the Trustee(s) herein named, to act, or upon his/her removal from the County, such Successor Trustee as designated in the Living Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

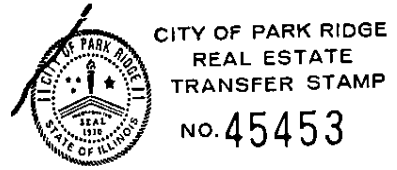
IN WITNESS WHEREOF, the JUDITH A. FOSTER aforesaid has hereunto set hand and seal this 28th day of December, 2018.

Judith A. Foster
JUDITH A. FOSTER

REAL ESTATE TRANSFER TAX		22-Jan-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
09-22-120-036-0000 20190101682360 0-209-346-976		

Accepted by JUDITH A. FOSTER, Trustee of the JUDITH A. FOSTER LIVING TRUST dated May 17, 2001

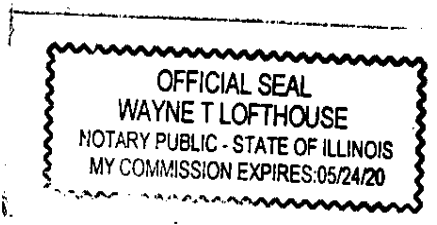
Judith A. Foster, Trustee
JUDITH A. FOSTER, Trustee



STATE OF ILLINOIS |
COUNTY OF COOK | SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JUDITH A. FOSTER, Individually and as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 notarial seal, this 28th day of December 2018.



Wayne T. Lofthouse
Notary Public

REAL ESTATE TRANSFER EXEMPTION
THIS TRANSFER OF PROPERTY IS
EXEMPT UNDER THE REAL ESTATE
TRANSFER ACT, SECTION 4,
PARAGRAPH E.

DATED: 12-28-2018

SIGNATURE: Judith A. Foster

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LOT 77 AND THAT PART OF LOT 78 LYING NORTHWESTERLY OF A LINE 8 FEET
SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 78 IN
MAYFIELD, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1946 AS
DOCUMENT NO. 13960553, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 09-22-120-036-0000

Property of Cook County
Cook County
RECORDER OF DEEDS
Cook County
RECORDER OF DEEDS
Clerk's Office

UNOFFICIAL COPY

ATTORNEYS TITLE GUARANTEE FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

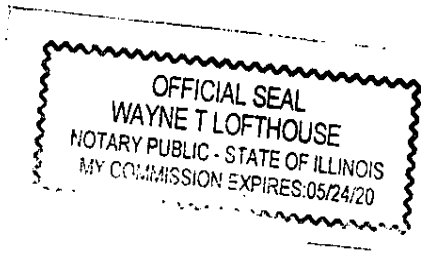
Dated 12-28-2018

Judith A. Foster
Signature of Grantor or Agent

Subscribed and sworn to before me this

28th day of DECEMBER, 2018
Day Month Year

Wayne T. Lofthouse
Notary Public



The grantee or the grantee's 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 12-28-2018

Judith A. Foster
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

28th day of DECEMBER, 2018
Day Month Year

Wayne T. Lofthouse
Notary Public

