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DEED IN TRUST

THE GRANTOR(s), Victoria E. Lemon, f/n/a Victoria E. Wilson, married to Larry E. Lemon, 1418 Newberry, La Grange Park, IL 60525 of the County of **Cook** and State of Illinois for Ten and no/100 Dollars and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto **Victoria E. Lemon, 1418 Newberry, La Grange Park, IL 60525**

(Name and Address of Grantee)

as Trustee(s) under the provisions of the

Lemon Land Trust dated March 1, 2019 referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the **County of Cook and State of Illinois**, to wit:



Doc# 1906634041 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2019 01:39 PM PG: 1 OF 3

LOT 93 IN ELM TERRACE A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS THEREOF) OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1418 Newberry, La Grange Park, IL 60526

PIN: 15-28-414-020-0000

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code. Date: 3-1-19
and Cook County Ordinance 35104, Par. e James H. [Signature], Attorney

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 re-subdivide 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 future, 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 amend 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 rent 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

REAL ESTATE TRANSFER TAX

07-Mar-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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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 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, (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 release 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this **March 1, 2019**.

Victoria E. Lemon
Victoria E. Lemon f/n/a Victoria E. Wilson

Larry R. Lemon
Larry R. Lemon to waive homestead

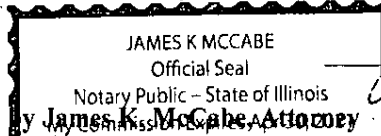
Trustee's acceptance

Victoria E. Lemon, as trustee(s) of the Singh Trust hereby agrees to accept the transfer of the legal title of real estate conveyed by this deed into said Trust so that the real estate may become a Trust asset to be administered pursuant to the terms of the trust.

Victoria E. Lemon 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 **Victoria E. Lemon** personally known to me to be the same person(s) whose names are 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 **March 1, 2019**.



James K. McCabe
NOTARY PUBLIC

This instrument was prepared by James K. McCabe, Attorney
McCabe & McCabe, Ltd. 8827 W. Ogden Avenue, Brookfield, IL 60513-2148.

Mail to:
James K. McCabe
8827 W. Ogden Avenue
Brookfield, IL 60513-2148

SEND SUBSEQUENT TAX BILLS TO:
Victoria E. Lemon
1418 Newberry
La Grange Park, IL 60526

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STATEMENT BY GRANTOR AND GRANTEE

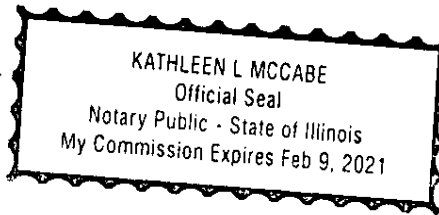
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 3-1-19

Signature *James K. McCabe*
Grantor or Agent

Subscribed and sworn to before me by the
said James K. McCabe this _____
day of 3-1-, 2019.

Kathleen L. McCabe
Notary Public



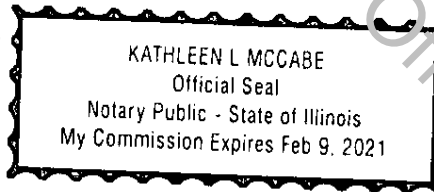
The grantee or his agent affirms that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 : 3-1-19

Signature *James K. McCabe*
Grantee or Agent

Subscribed and sworn to before me by the
said James K. McCabe this _____
day of 3-1-, 2019.

Kathleen L. McCabe
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.