

# UNOFFICIAL COPY

## DEED IN TRUST

This indenture made this 25<sup>th</sup> day of February, 2019, between JAMES P. DUFF and SUSAN R. DUFF, husband and wife, of the city of Western Springs, County of Cook, and State of Illinois, as Grantors, in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey and quit claim to Grantees, JAMES P. DUFF, not individually, but as trustee of the JAMES P. DUFF TRUST FEBRUARY 25, 2019, and SUSAN R. DUFF, not individually, but as trustee of the SUSAN R. DUFF TRUST DATED FEBRUARY 25, 2019, both whose address is 3845 Woodland Avenue, Western Springs, Illinois 60558, as TENANTS BY THE ENTIRETY, in the following legally described real estate in the County of Cook, State of Illinois, to wit:



Doc# 1906745020 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2019 09:47 AM PG: 1 OF 4

LOT 33 IN BLOCK 20 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH PART OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WESTERN SPRINGS, IN COOK COUNTY, ILLINOIS.

PIN No. # 15-31-406-009-0000

Commonly Known as: 3845 Woodland Avenue, Western Springs, Illinois 60558

**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 agreements and set forth herein. **Each trust has as its respective grantor, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.**

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, 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 trustees; 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, 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 thereof, 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

REAL ESTATE TRANSFER TAX

08-Mar-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

CV1307386.1

15-31-406-009-0000 | 20190301617158 | 1-304-516-000


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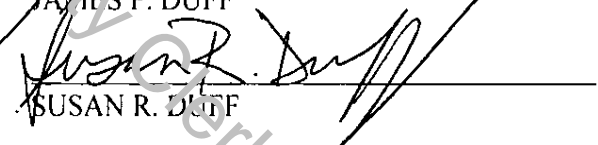
considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

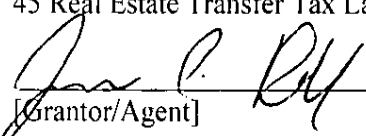
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

**IN WITNESS WHEREOF**, the Grantors have executed this Deed in Trust on the day and year first above written.

  
 \_\_\_\_\_  
 JAMES P. DUFF

  
 \_\_\_\_\_  
 SUSAN R. DUFF

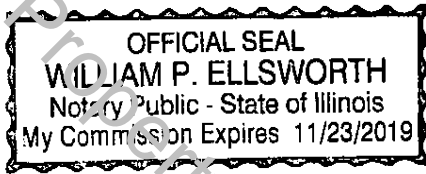
<b>EXEMPTION:</b>	
This transfer is Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law.	
 [Grantor/Agent]	2/25/19 [Date]

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STATE OF ILLINOIS            )  
                                          ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that JAMES P. DUFF and SUSAN R. DUFF, 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 release and waiver of the right of homestead.

Given under my hand and official seal this 25<sup>th</sup> day of February, 2019.



*William P. Ellsworth*  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:**

William P. Ellsworth  
Ice Miller, LLP  
2300 Cabot Drive, Ste. 455  
Lisle, Illinois 60532

**SEND SUBSEQUENT TAX BILLS TO:**

James P. Duff Trust  
Susan R. Duff Trust  
3845 Woodland Avenue  
Western Springs, Illinois 60558

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## STATEMENT BY GRANTOR AND GRANTEE

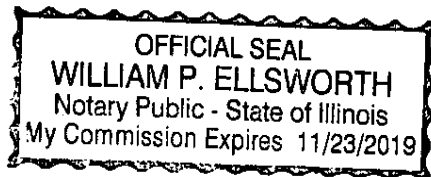
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 25, 2019

Signature: Susan R. Duff  
Grantor or Agent

Subscribed and sworn to before  
this 25<sup>th</sup> day of February, 2019.

Notary Public William P. Ellsworth



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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 25, 2019

Signature: Susan R. Duff  
Grantor or Agent

Subscribed and sworn to before  
this 25<sup>th</sup> day of February, 2019.

Notary Public William P. Ellsworth



**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.