



\*1908406041D\*

Doc# 1908406041 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/25/2019 09:59 AM PG: 1 OF 3

THE GRANTOR, Geraldine L. Roman, a widow, of 6127 S. Tripp, Chicago, County of Cook, and State of Illinois, in consideration of the sum of TEN Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to GRANTEE,

Geraldine L. Roman, as Trustee, of 6127 S. Tripp, Chicago, IL, under the terms and provisions of a certain Trust Agreement dated the 18th day of March, 2019, and designated as the Living Trust of Geraldine L. Roman Trust Agreement, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### LEGAL DESCRIPTION

LOT 31 IN BLOCK 9, IN ARTHUR I. MCINTOSH'S 63<sup>RD</sup> STREET ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTH QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent tax identification number: 19-15-418-010-0000

Property Address: 6127 S. Tripp, Chicago, IL 60629

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

- The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust 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 or all of the title and estate of the trust, and to grant to such successor or successors in trust all 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 199 years, and to renew, extend or modify any existing lease.
- 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 inquire 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 instruments, 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 successors 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.

CCRD REVIEW

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3. 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.

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.


If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State Of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under any by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 18 day of March, 2019

Geraldine L Roman (SEAL)  
Geraldine L. Roman

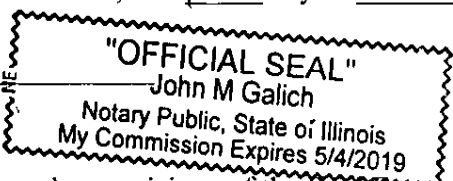
State of Illinois )  
)  
County of Cook ) ss.

REAL ESTATE TRANSFER TAX		25-Mar-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-15-418-010-0000   20190301625750   0-411-057-568		
* Total does not include any applicable penalty or interest due.		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Geraldine L. Roman, 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 a 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 18<sup>th</sup> day of MARCH, 2019

[Signature]  
Notary Public



This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph e, Section 4 of said Act.



Geraldine L Roman  
Geraldine L. Roman

Date: 3-18-19

This instrument was prepared by: John M. Galich, Esq., 10175 W. Lincoln Hwy., Frankfort, IL 60423.

MAIL TO:  
John M. Galich, Esq., LLC  
10075 W. Lincoln Hwy.  
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:  
Geraldine L. Roman  
6127 S. Tripp  
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		25-Mar-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-15-418-010-0000   20190301625750   1-391-754-656		

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

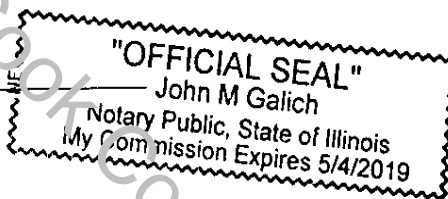
The **grantor** or his/her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title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

Signature: Meredith L. Roman

Subscribed and sworn to before me  
this 18<sup>th</sup> day of MARCH, 2019.

[Signature]  
NOTARY PUBLIC



The **grantee** or his/her 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 an Illinois limited liability company 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: 3-18-19

Signature: Meredith L. Roman

Subscribed and sworn to before me  
his 18<sup>th</sup> day of MARCH, 2019.

[Signature]  
NOTARY PUBLIC

