

UNOFFICIAL COPY



\*1909544003D\*

Doc# 1909544003 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 12:16 PM PG: 1 OF 3

**WARRANTY DEED IN TRUST**

**Living Trust**

THE GRANTORS **BRUCE A. NELSON** and **MARY LEE NELSON** (a/k/a **MARILEE D. NELSON**), husband and wife of 2327 W. 114<sup>th</sup> Street, City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the **BRUCE A. NELSON REVOCABLE TRUST dated February 7, 2019, BRUCE A. NELSON, Trustee**, the beneficial interest of said trust being held by **BRUCE A. NELSON** and **MARILEE D. NELSON**, husband and wife, as tenants by the entirety, of 2327 W. 114<sup>th</sup> Street, City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 35 IN RESUBDIVISION OF THE SOUTH ½ OF LOTS 14 AND 15, ALL OF LOTS 6 TO 13 AND THE NORTH 57 FEET OF LOTS 4 AND 5, ALL IN BLOCK "E" OF THE BLUE ISLAND LAND AND BUILDING COMPANY'S RESUBDIVISION OF CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS, IN COOK COUNTY, IL

PIN: 25-19-109-005-0000

Address of Real Estate: 2327 W. 114<sup>th</sup> Street, Chicago, IL 60643

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:

1. 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, highway, 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.
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 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 agreement 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.
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.

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4. In the event of the inability, refusal of BRUCE A. NELSON, the Trustee herein named, to act, or upon his removal from THE BRUCE A. NELSON REVOCABLE TRUST dated February 7, 2019, then the Successor Trustee named in the Trust is 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.

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

Dated this 7<sup>th</sup> day of February, 2019

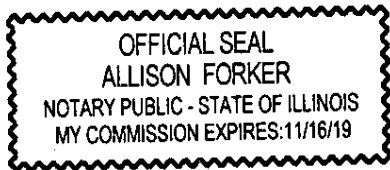
  
MARILEE D. NELSON

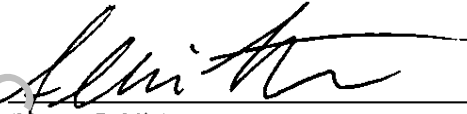
  
BRUCE A. NELSON

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, MARILEE D. NELSON and BRUCE A. NELSON, personally known to me to be the same persons 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.

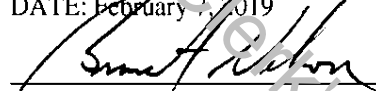
Given under my hand and official seal, this 7<sup>th</sup> day of February, 2019



  
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (c), 35 ILCS 200/31-45, of the IL REAL ESTATE TRANSFER TAX LAW


DATE: February 7, 2019

  
Signature of Buyer, Seller or Representative

PIN: 25-19-109-005-0000  
Address of Real Estate: 2327 W. 114<sup>th</sup> Street, Chicago, IL 60643

**Prepared by and Mail To:**

Robert F. Blyth  
Law Offices of Robert F. Blyth  
3800 N. Central Avenue  
Chicago, IL 60634



REAL ESTATE TRANSFER TAX		05-Apr-2019
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

25-19-109-005-0000 | 20190401639503 | 1-728-168-864

\* Total does not include any applicable penalty or interest due.

**Name and Address of Taxpayer:**

BRUCE A. NELSON  
2327 W. 114<sup>th</sup> Street  
Chicago, IL 60643

REAL ESTATE TRANSFER TAX		05-Apr-2019
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

25-19-109-005-0000 | 20190401639503 | 0-278-283-168

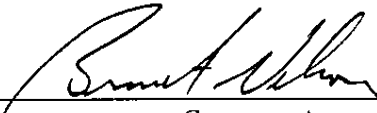
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## STATEMENT BY GRANTOR AND GRANTEE

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.

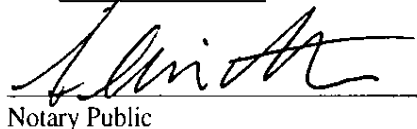
Date: February 7, 2019

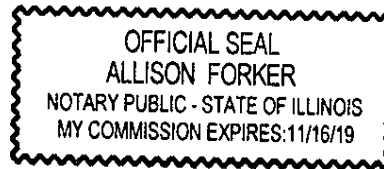
Signature: \_\_\_\_\_

  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 7<sup>th</sup> DAY OF February,  
20 19

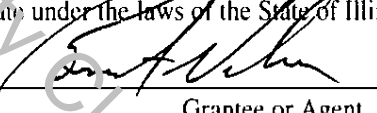
  
Notary Public



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

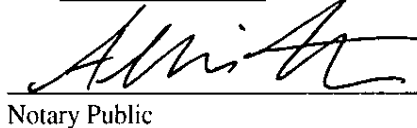
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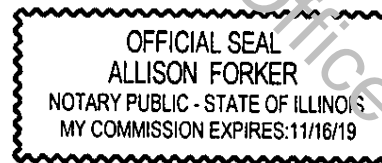
Signature: \_\_\_\_\_

  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 7<sup>th</sup> DAY OF February,  
20 19

  
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 a Class A misdemeanor for subsequent offenses.