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Doc# 1911447014 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2019 10:06 AM PG: 1 OF 4

**TRUSTEE'S DEED
DEED IN TRUST
(ILLINOIS)**

This Agreement made this 31st day of JANUARY, 2019 between GRANTOR, **MICHAEL L. FOURNIER**, as Trustee under the Trust Agreement dated June 17,

1996 and known as TRUST NO. 1 (or also known as the FOURNIER TRUST NO. 1), of 18157 Lynn Drive, Unit 110, Orland Park, IL 60467, and GRANTEE, **MICHAEL L. FOURNIER**, as Trustee of THE MICHAEL L. FOURNIER 2019 TRUST dated February 1, 2019, of 18157 Lynn Drive, Unit 110, Orland Park, IL 60467.

WITNESSES: The Grantor in consideration of the sum of (\$10.00) Ten and 00/100 dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey a quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

UNIT 110 IN EAGLE RIDGE CONDOMINIUM UNIT II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91315399, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Act.

P.I.N.: 27-32-400-027-1096

Address(es) of real estate: **18157 Lynn Drive
Unit 110
Orland Park, IL 60467**

2-1-19
Date

Buyer,

[Signature]
Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 grant

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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, streets, 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.

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 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 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 into 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 person 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 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 Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor, **MICHAEL L. FOURNIER**, as Trustee under the Trust Agreement dated June 17, 1996 and known as TRUST NO. 1 (or also known as the FOURNIER TRUST NO. 1), as aforesaid, has hereunto set her hand and seal the day and year first above written.

 (SEAL)
 Michael L. Fournier, Trustee

REAL ESTATE TRANSFER TAX

24-Apr-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-32-400-027-1096

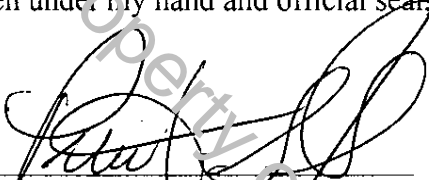
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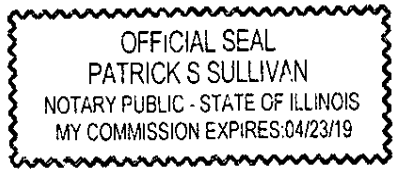
State of Illinois,
County of Will, ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **MICHAEL L. FOURNIER, as Trustee under the Trust Agreement dated June 17, 1996 and known as TRUST NO. 1 (or also known as the FOURNIER TRUST NO. 1)**, 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 he signed, sealed and delivered the said instrument as his 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 1 day of February, 2019.




NOTARY PUBLIC



My commission expires: 4-23-19

Michael L. Fournier, as Trustee of The Michael L. Fournier 2019 Trust dated February 1, 2019, hereby accepts the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).



Michael L. Fournier, Trustee

MAIL TO:
Patrick S. Sullivan
10075 W. Lincoln Highway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:
Michael L. Fournier
18157 Lynn Drive, Unit 110
Orland Park, IL 60467

This instrument was prepared by: Patrick S. Sullivan, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60423 (708) 349-9333

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 1 | 2019

SIGNATURE: *Michael L. Fournier*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

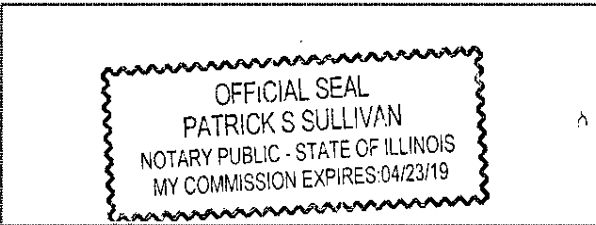
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Michael L. Fournier

On this date of: 2 | 1 | 2019

NOTARY SIGNATURE: *Patrick S. Sullivan*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 1 | 2019

SIGNATURE: *Michael L. Fournier*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

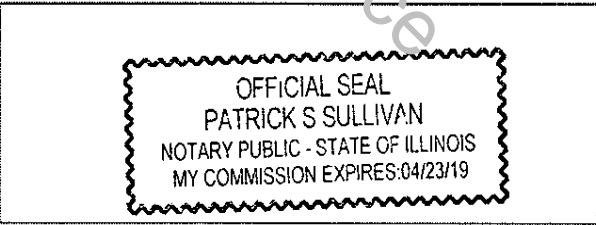
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Michael L. Fournier

On this date of: 2 | 1 | 2019

NOTARY SIGNATURE: *Patrick S. Sullivan*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)