## **UNOFFICIAL COPY**

This instrument was prepared by and, after recording, should be mailed to:

Robert W. Kaufman, Esq. FISCHEL | KAHN 155 N. Wacker Dr., Suite 1950 Chicago, Illinois 60606



Doc# 1913517071 Fee \$44.00

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

AFFIDAUIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2019 10:57 AM PG: 1 OF 4

Above Space for Recorder's Use Only

#### **DEED IN TRUST**

THE GRANTOR, DONALD B. WARNER, a widow and not since remarried, 8523 W. Madison Drive, of the City of Niles, County of Cook and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quitclaims to DONALD B. WARNER, as trustee, with a the terms and provisions of a certain Trust Agreement dated the 11th day of April, 2019, and designated as the DONALD B. WARNER TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 172 IN GREENWOOD ESTATES BYING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIT 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLATTHEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 1, 1958 AS DOCUMENT 1809899, IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: <u>09-23-324-008-0000</u> Address: <u>8523 W. Madison Drive, Niles, IL 60714</u>

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 powe s: (2) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant opnores 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 herein, 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 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



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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.

- 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.
- 4. In the event of the inability or refusal of the Trustee herein named to act, STEPHEN WARNER is then 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 neirs, legal representatives and assigns.

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 even prion of Homestead from sale or execution or otherwise.

IN WITNESS WHEREOF, the Gran or has executed this Deed on the day of April, 2019.

DONALD B. WARNER

STATE OF ILLINOIS )

SS.

COUNTY OF COOK )

The undersigned, an Illinois notary public, does hereby certify that DONALD B. WARNER, a widower and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in the county stated above, this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal this 2544 day of April, 2019.

DAVID A GILLESPIE Official Seal Notary Public - State of Illinois My Commission Expires Nov 30, 2022 NOTARY PUBLIC

My commission expires 11-30-2022

# **UNOFFICIAL CO**

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

Buyer, Seller of Representative

Send Subsequent Tax Bills To: Donald B. Warner, Trustee 8523 W. Madisor Drive Niles, IL 60714



で REAL ESTATE TRANSFER TAX	
9523 25579	w. Madison
	15-May-2019
COUNTY: ILLINOIS: TOTAL:	0.00 0.00 0.00
20190501673311   1-4	<b>-</b> • •
	COUNTY:  LLINOIS:  TOTAL:   1

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### UNOFFICIAL COPY

### 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  $\frac{4/29}{}$ , 2019

Signature:

Grantor or Grantor's Agent

Subscribed and swern to before me by the said Robert W. Kaufman

this 29 day of Awal

"OFFICIAL SEAL"

HILDA ALVAREZ Notary Public, State of Illinois My Commission Expires 08/30/2020

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, or other entity exceptized 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 4/24, 2019

Signature

Subscribed and sworn to before

me by the said Robert W. Kaufman

this 29 day of April

Grantee or Ofantee's Agent

"OFFICIAL SEAL"
HILDA ALVAREZ
Nouny public, State of Illinois
Comn ission Expires 00.000

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 sub-equent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act.)

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