

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY



1915713143D

After Recording Mail to:
FMS Law Group LLC
200 W. Monroe St.
Suite 750
Chicago, Illinois 60606

Doc# 1915713143 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2019 02:42 PM PG: 1 OF 4

Subsequent Tax Bills to:
Mrs. Elise M. Brand
10721 S. Hoyne Avenue
Chicago, Illinois 60643

For Recorder's Use Only

THE GRANTOR, Elise Brand, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto the **GRANTEES:**

Elise M. Brand, not individually, but solely as Trustee (and all successor or successors in trust) under the provisions of a declaration of trust dated March 18, 2019, and known as **The Elise M. Brand Trust dated March 18, 2019**, in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto**

Exempt under Provision of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Date 3/18/19

Sign Elise Brand

Property Index Number: **25-18-302-004-0000**

Address of Real Estate: **10721 S. Hoyne Avenue, Chicago, Illinois 60643**

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 agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, 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 trustee; 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, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, 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 of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; 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 considerations as it would be lawful for any person owning the same deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee 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 trustee, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was 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 interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

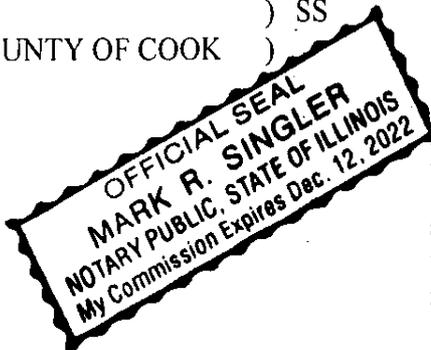
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and seal this 18 day of March, 2019.

Elise Brand
Elise Brand

John A. Brand, Jr.
John A. Brand, Jr. signing solely to release homestead rights

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Elise Brand** and **John A. Brand, Jr.**, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of March, 2019.

Commission expires 12/12/2022

Mark R. Singler
NOTARY PUBLIC

This instrument was prepared by: FMS Law Group LLC
200 W. Monroe Street, Suite 750, Chicago, Illinois 60606

| REAL ESTATE TRANSFER TAX | | 06-Jun-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | | 06-Jun-2019 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

25-18-302-004-0000 | 20190601693996 | 1-752-154-208

25-18-302-004-0000 | 20190601693996 | 1-268-449-184

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

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EXHIBIT A

Property Index Number: 25-18-302-004-0000

Address of Real Estate: 10721 S. Hoyne Avenue, Chicago, Illinois 60643

Legal Description:

LOT 42 IN WOODBRIDGE AND READ'S SUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE AND THE WEST 33 FEET OF LOT 9 IN BLOCK P IN MORGAN PARK WASHINGTON HEIGHTS AND LOTS 1 TO 7, BOTH INCLUSIVE IN BLOCK 15, IN WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their agent affirm that, to the best of their knowledge, the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 March 18, 2019

Elise Brand
Elise Brand

Dated March 18, 2019

John A. Brand, Jr.
John A. Brand, Jr., signing solely to release homestead rights

Subscribed and sworn to before me
this 18th day of March, 2019.

Mark R. Singler
Notary Public



The Grantees or their agent affirm and verify that the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 March 18, 2019

Elise M. Brand
Elise M. Brand, not individually, but solely as Trustee of the Elise M. Brand Trust dated March 18, 2019

Subscribed and sworn to before me
this 18th day of March, 2019.

Mark R. Singler
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 any subsequent offenses (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)