

UNOFFICIAL COPY



**DEED IN TRUST**

[Illinois]

Doc# 1919746001 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2019 08:55 AM PG: 1 OF 4

THE GRANTOR, DAVID SJO, a single person, of the Village of Palos Park, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS all Grantor's interest to **DAVID J. SJO, not individually**

**but as Trustee under the provisions of the DAVID J. SJO TRUST DATED JUNE 5, 2015** (hereinafter referred to as "said trustee," regardless of the number of trustees) of 12639 Timberland Drive, Palos Park, Illinois, 60464 and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in Cook County, State of Illinois to wit:

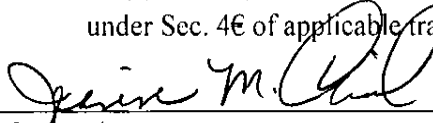
SEE ATTACHED EXHIBIT A

Permanent Real Estate Index Number: 27-21-400-003-0000, 27-21-402-011-0000 & 27-21-402-012-0000

Address of Real Estate: 9910 W 167<sup>th</sup> Street, Orland Park, Illinois 60462

THIS IS NOT HOMESTEAD PROPERTY.

The additional trustee(s) powers on the following page are incorporated herein

This transaction is EXEMPT from transfer taxes under Sec. 4E of applicable transfer tax statutes.	
	7-9-19
Grantor/Agent	Date

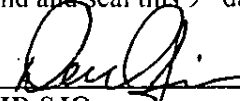
**FULL POWER AND AUTHORITY** is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof: to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, 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 real estate, or any part thereof, to lease said real estate, 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 two hundred 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 real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

# UNOFFICIAL COPY

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, lease or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

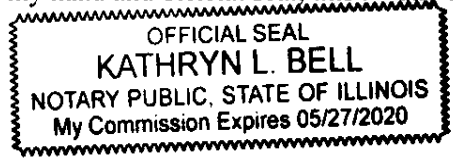
In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 9<sup>th</sup> day of July, 2019.

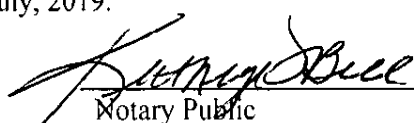
  
\_\_\_\_\_  
DAVID SJO

Accepted as trustee pursuant to 760 ILCS 5/65  
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. David J. Sjo, Trustee  
of the David J. Sjo Trust

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that DAVID SJO, 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 grantor 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. *June 5, 2015*



Given under my hand and official seal, this 9<sup>th</sup> day of July, 2019.



  
\_\_\_\_\_  
Notary Public

This instrument prepared by, and return mail to:  
Jeanine Cunningham, Attorney at Law  
1415 W. 55<sup>th</sup> Street, Suite 101  
La Grange, IL 60525

Send Subsequent Tax Bills To:  
David J. Sjo, Trustee  
12639 Timberland Drive  
Palos Park, IL 60464

REAL ESTATE TRANSFER TAX		16-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

27-21-400-003-0000 | 20190701631002 | 0-494-150-752

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH AND WEST OF THE CENTER LINE OF DRAINAGE DITCH.

PARCEL 2: THE EAST  $\frac{1}{3}$  OF THE WEST  $\frac{3}{8}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  EXCEPT THE NORTH 348 FEET THEREOF, IN SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 348 FEET OF THE EAST THIRD OF THE WEST  $\frac{3}{8}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-21-400-003-0000,  
27-21-402-011-0000 and  
27-21-402-012-0000

Address of Real Estate: 9913 W. 167<sup>th</sup> Street, Orland Park, Illinois 60462

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

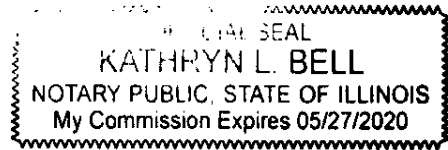
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment or beneficial interest in 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 July 15, 2019

Signature: *Jean M. Bell*  
Grantor or Agent

Subscribed and sworn to before me by the said Jeanne M. Cunningham this 15<sup>th</sup> day of July, 2019.



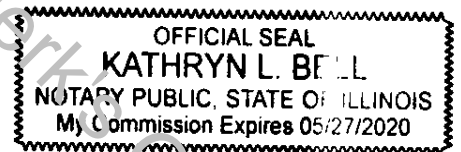
NOTARY PUBLIC *Kathryn Bell*

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 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.

Date July 15, 2019

Signature: *Jeanne M. Cunningham*  
Grantee or Agent

Subscribed and sworn to before me by the said Jeanne M. Cunningham this 15<sup>th</sup> day of July, 2019.



NOTARY PUBLIC *Kathryn Bell*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)