UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Prepared By:

DEADRA WOODSSTOKES & ASSOCIATES, P.C. Deadra Woods Stokes, Esq. 4747 Lincoln Mall Dr., Ste. 200 Matteson, IL 60443

Mail to:

DEADRA WOODSTOKES & ASSOCIATES, P.C. Deadra Woods Stoken, Fsg. 4747 Lincoln Mall Dr., Std. 200 Matteson, IL 60443



Doc# 1920616035 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2019 12:32 PM PG: 1 OF 3

THIS INDENTURE WITNESSTH, That the grantor, AMMONS TRANSPORTATION SERVICE INC., an Illinois corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(s), to THE BENFORD AMMONS JR. REVOCABLE LIVING TRUST, dated February 14, 2019 the following described Real Estate in the County of Cook and the State of Illinois, to wit:

LOTS 33 THROUGH 42 IN THE RESUBDIVISION OF BLOCK 5 IN SISSON AND NEWMAN'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ LYING EAST OF THE RIGHT OF WAY OF THE CH CAG O ROCK ISLAND AND PACIFIC RAILROAD IN SECTION 5. TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, restrictions of record, private public and utility easements and roads and highways, if any, special taxes or assessments for improvements not yet completed, any unconfirmed special tax assessment, installments not due at the date hereof or any special tax or assessment for improvements heretofore completed, general taxes for 2016 and subsequent years.

PERMANENT TAX NUMBER: 25-05-216-004-0000;25-05-216-005-0000;25-05-216-006-0000: 25-05-216-007-0000;25-05-216-008-0000;25-05-216-009-0000;25-05-216-010-0000;25-05-216-011-0000 25-05-216-012-0000:25-05-216-013-0000

PROPERTY ADDRESS: 8825-8827 S. Genoa, Chicago, IL 60620

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, highways or alleys and 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 nay 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 leave said property, or any part thereof, from time to time in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 hereinafter, 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

1920616035 Page: 2 of 3

UNOFFICIAL C

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.

In no case shall any part 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 obligated to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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 person 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 agreements 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 hereunder, (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.

And the said grantor(s) hereby expressly valve(s) 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 atherwise. PRESIDENT BENFORD AMMONS JR. (SEAL) AMMONS 'TRANSPORTATION SERVICE INC. 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 JK STOVALL, 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 she signed, sealed and delivered the said incomment as her free and voluntary act, for the uses and purposes therein set forth.

25-Jul-2019 Given under my hand and seal this 14th day of February, 2019 REAL ESTATE TRANSFER TAX 0.00 COUNTY: 0.00 ILLIPACIS: 0.00 TOTAL 20190301626333 \ 0-597-111-904 25-05-216-004-0000 NOTARY PUBLIC

Name & Address of Taxpayer: Benford Ammons 181 Maryview Parkway, Matteson, IL 60443

Exempt under provisions of Paragraph (E), Section 31-45 of the Real Estate Transfer Tax Act 35 ILCS 200/31-45

Buyer/Seller/ Representative Date 114/209

REAL ESTATE TRANSFER TAX 25-Jul-2019 CHICAGO: 0.00 0.00 CTA: TOTAL: 0.00 * 25-05-216-004-0000 | 20190301626336 | 0-952-497-248

"OFFICIAL SEAL" Deadra Stokes Notary Public, State of Illinois My Commission Expires 3/9/2019

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

1920616035 Page: 3 of 3

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, or other entity recognized as a person and authorized to business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2-26-3019

Signature:

BENFORD AMMONS

SUBSCRIBED AND SWOB' TO BEFORE ME BY THIS 14TH DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

"OFFICIAL SEAL"
DEADRA WOODS STOKES
Notary Public, State of Illinois
Notary Public State of Illinois

Commission Expires 9/25/2022

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 recognized as a person and authorized to business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2-26-2019

Signature:

BENFORD/AMMONS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF FEBRUARY, 2019

NOTARY PUBLIC

"OFFICIAL SEAL" DEADRA WOODS STOKES

Notary Public, State of Illinois My Commission Expires 9/25/2022