

UNOFFICIAL COPY

DEED IN TRUST

The GRANTORS, **James Gray** and **Diane Gray**, a married couple who reside in the **Village of Mount Prospect, County of Cook, State of Illinois**, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to **James Walter Gray**, as Trustee of the **JAMES WALTER GRAY TRUST**, dated **June 14, 2019**, as amended from time to time, of 802 S. Edward St., Mt. Prospect, IL 60056, as to an undivided 50% interest, and **Diane Marie Gray** as Trustee of the **DIANE MARIE GRAY TRUST**, dated **June 14, 2019**, as amended from time to time, of 802 S. Edward St., Mt. Prospect, IL 60056

as to an undivided 50% interest, as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, the following described real estate:

Legal Description: LOT 4 IN GOLFURST, BEING A RESUBDIVISION OF LOT 3 IN OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GOLFURST, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, ON DECEMBER 3, 1958 AS DOCUMENT NUMBER 1832676 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 08-13-201-005-0000
Address of Real Estate: 802 S. Edward St., Mt. Prospect, IL 60056

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 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 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 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 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.

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.

The Grantors hereby waive and release 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.



Doc# 1921313152 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2019 11:38 AM PG: 1 OF 3

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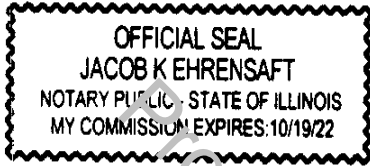
DATED this 14 day of JUNE 2019

James Gray
James Gray

DATED this 14th day of June, 2019

Diane Gray
Diane Gray

State of Illinois, County of Cook SS.



I the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that **James Gray** and **Diane Gray**, a married couple who reside in the **County of Cook, Village of Mount Prospect**, State of Illinois, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

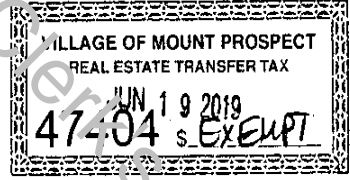
Given under my hand and official seal, this 14 day of June, 2019

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

June 14, 2019
Dated

Jacob K Ehrensaft
Attorney for Grantor



REAL ESTATE TRANSFER TAX		01-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
08-13-201-005-0000 20190701642609 1-245-129-824		

Prepared By & Mail To: Jacob K. Ehrensaft, Esq.
LAW OFFICES OF JACOK K EHRENSAFT LLC
241 Golf Mill Professional Building, STE 800
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
James & Diane Gray
802 S. Edward St.
Mt. Prospect, IL 60056

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STATEMENT BY GRANTOR AND GRANTEE

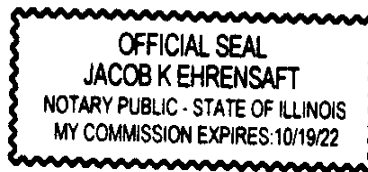
The grantors or their agent(s) affirm and verify that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and 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: JUNE 14, 2019 Signed: James Gray
Grantor, **James Gray**, individually

Dated: June 14, 2019 Signed: Diane Gray
Grantor, **Diane Gray**, individually

Subscribed and sworn to before me on

June 14, 2019
Jacob K Ehrensaft
Notary Public



The grantees or their agent(s) 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: JUNE 14, 2019 Signed: James Walter Gray
Grantee, **James Walter Gray**, as Trustee of the
JAMES WALTER GRAY TRUST, dated June 14, 2019
as amended from time to time

Dated: June 14, 2019 Signed: Diane Marie Gray
Grantee, **Diane Marie Gray**, as Trustee of the
DIANE MARIE GRAY TRUST, dated June 14, 2019
as amended from time to time

Subscribed and sworn to before me on

June 14, 2019
Jacob K Ehrensaft
Notary Public

