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Doc# 1921406066 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2019 11:54 AM PG: 1 OF 3

DEED IN TRUST (ILLINOIS)

THE GRANTORS

JOHN W. BOYLES AND ASPASIA BOYLES, His Wife

Above space for Recorder's Office Only

of the County of ILLINOIS and State of ILLINOIS for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to JOHN W. BOYLES, As Trustee of the "THE JOHN W. BOYLES REVOCABLE TRUST DATED AUGUST 30, 2018", of 38 W 440 Toms Trail Drive, Saint Charles, Illinois 60175, as Trustee under the terms and provisions of a certain Trust Agreement, and designated as the "THE JOHN W. BOYLES REVOCABLE TRUST DATED AUGUST 30, 2018", and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate to wit:

(25%) INTEREST IN THE FOLLOWING PARCELS OF REAL ESTATE

LOTS 33 AND 34 IN BLOCK 2 IN CHARLES W. JAMES ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN COMPANY (EXCEPT THE NORTH 77-7/10 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 11-30-200-034-0000

CITY OF EVANSTON EXEMPTION

Address(es) of real estate: 430-34 CALLAN AVENUE, EVANSTON, ILLINOIS 60202

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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 executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the

S ✓
P 3
S 1
M ✓
SC ✓
E ✓
INT ✓

REAL ESTATE TRANSFER TAX		02-Aug-2019
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00

11-30-200-034-0000 | 20190801649793 | 0-249-457-760

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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 into 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 person 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) 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.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

DATED this 4<sup>th</sup> day of July, 2019

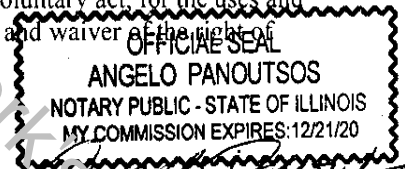
John W. Boyles (SEAL) Aspasia Boyles (SEAL)

JOHN W. BOYLES ASPASIA BOYLES

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **JOHN W. BOYLES AND ASPASIA BOYLES, His Wife**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing 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 4<sup>th</sup> day of July, 2019.



Commission expires December 21, 2020

Angelo Panoutsos  
NOTARY PUBLIC  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 12/21/20

**EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW.**

Date July 4, 2019

John W. Boyles  
Buyer, Seller or Representative

This instrument was prepared by: JOHN W. BOYLES, 38 W 440 TOMS TRAIL DRIVE SAINT CHARLES, IL 60175

**MAIL TO:**  
JOHN W. BOYLES, P.C.  
ATTORNEY AT LAW  
38 W 440 TOMS TRAIL DRIVE  
SAINT CHARLES, ILLINOIS 600175-6038

SEND SUBSEQUENT TAX BILLS TO:  
JOHN W. BOYLES, P.C.  
ATTORNEY AT LAW  
38 W 440 TOMS TRAIL DRIVE  
SAINT CHARLES, ILLINOIS 600175-6038

**OR**  
Recorder's Office Box No. \_\_\_\_\_

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## 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 July 4, 2019

Signature: John Boyle  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 4th day of July, 2019  
Notary Public Angelo Panoutsos



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 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.

Date July 4, 2019

Signature: John Boyle  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 4th day of July, 2019  
Notary Public Angelo Panoutsos



**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 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.)