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present of 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 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 party dealing with said trustee in relations 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 application 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 as 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 grantor(s) hereby expressly waive(s) and release(s) 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 or execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 21 day of Aug., 2019.

 (SEAL)  
DONNA J. FELMON

## REAL ESTATE TRANSFER TAX

09-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-32-303-019-1048

| 20190801678088 | 1-249-577-568



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## EXHIBIT "A"

### PARCEL 1:

UNIT 13079-302 IN LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN LAUREL GLEN CONDOMINIUMS OF WESTGATE VALLEY, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011079800 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE G-5, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION.

COMMONLY KNOWN AS: 13079 LAUREL GLEN COURT, UNIT 302 & G-5  
PALOS HEIGHTS, IL 60463

PERMANENT INDEX NO: 24-32-303-019-1048

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a 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: Aug 29, 19

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 29 day of Aug, 2019

[Handwritten Signature]  
NOTARY PUBLIC



The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a 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: Aug 29, 19

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 29 day of Aug, 2019

[Handwritten Signature]  
NOTARY PUBLIC



# UNOFFICIAL COPY

## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Donna J. Felmon, the TRUSTEE for the TRUST NAMED: Trust Agreement of Donna Felmon  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 11/6/18, by the Trust Agreement of Donna Felmon  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 13079 Laurel Glen Ct. Unit 302 + G-5  
Palos Heights IL 60463

PROPERTY IDENTIFICATION #: 24-32-303-019-1248

LEGAL DESCRIPTION: Attached

as conveyed by the attached conveyance instrument type, Donna Felmon, signed and dated on  
the 29 day of Aug in the year 2019, and now being sought to be recorded

with the Cook County Recorder of Deeds.  
(NAME OF COUNTY ABOVE)

Donna J. Felmon  
TRUSTEE SIGNATURE ABOVE

8/29/19  
DATE SIGNED

**SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".**