

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



\*1926746154D\*

Doc# 1926746154 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/24/2019 11:04 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH That the grantors, TOMMY ELMORE AKA THOMAS B. ELMORE and EVA GARZA AKA EVA M. ELMORE, husband and wife, of the County of Cook and State of Illinois, whose address is 4306 Wolf Road, Western Springs, Illinois 60558 in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto THOMAS B. ELMORE and EVA M. ELMORE, husband and wife, whose address is 4306 Wolf Road, Western Springs, Illinois 60558, as co-trustees under the provisions of a trust agreement dated the 12th day of September, 2019 and known as the ELMORE FAMILY REVOCABLE LIVING TRUST, or successor in Trust, of which THOMAS B. ELMORE and EVA M. ELMORE are the primary beneficiaries, said beneficial interest to be held as tenants by the entirety, the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 25 AND THE NORTH 15 FEET OF LOT 26 IN BLOCK 8 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record

Permanent Index Number: 18-06-405-019-0000 Vol. 0078

Address of Real Estate: 4306 Wolf Road, Western Springs, Illinois 60558

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.

**REAL ESTATE TRANSFER TAX**

24-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-06-405-019-0000

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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, streets, 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 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 property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or 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 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 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 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.

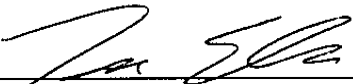
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on 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 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 grantors hereby expressly waive 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 otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals:

this 12 day of September, 2019.

  
 \_\_\_\_\_  
 TOMMY ELMORE AKA THOMAS B.  
 ELMORE

  
 \_\_\_\_\_  
 EVA GARZA AKA EVA M. ELMORE

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We, THOMAS B. ELMORE and EVA M. ELMORE, as the trustees of the Elmore Family Revocable Living Trust dated September 12, 2019, accept this conveyance.

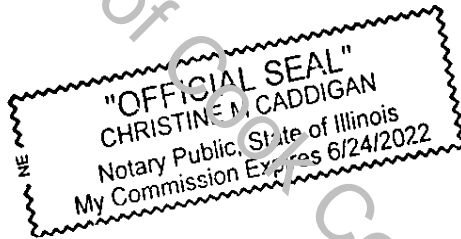
*Thomas B. Elmore*  
THOMAS B. ELMORE, Trustee

*Eva M. Elmore*  
EVA M. ELMORE, Trustee

State of Illinois  
County of Cook

I, *Christine M Caddigan*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS B. ELMORE and EVA M. ELMORE personally known to me to be the same persons whose names are 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 notarial seal, this *12* day of *September*, 2019.



*Christine M Caddigan* (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
4E, SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: *9-12-19*

*Thomas B. Elmore*  
Signature of Buyer, Seller or Representative

**Prepared By:** Eileen Kerlin Walsh  
11301 South Harlem Avenue  
Worth, Illinois 60482

**Return to:**

The Law Offices of Eileen Kerlin Walsh P.C.  
11301 South Harlem Avenue  
Worth, Illinois 60482

**Mail Tax Bill To:**

Thomas B. Elmore and Eva M. Elmore  
4306 S. Wolf Road  
Western Springs, Illinois 60558

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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 assignment of beneficial interest in land trust is either a. natural person, and 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.

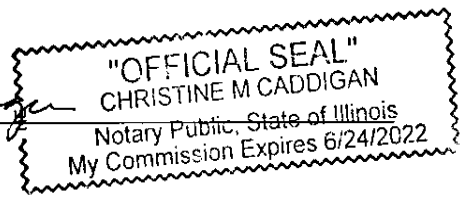
Dated 9-12-19

Signature:

*Tommy Elmore*  
**TOMMY ELMORE AKA THOMAS B. ELMORE**

Subscribed and sworn to before me by the said Tommy Elmore this 12 day of September, 2019.

NOTARY PUBLIC Christine M. Caddigan



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.

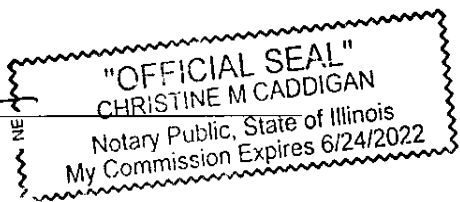
Dated 9-12-19

Signature:

*Eva M. Elmore*  
**EVA M. ELMORE**

Subscribed and sworn to before me by the said Eva M. Elmore this 12 day of September, 2019.

NOTARY PUBLIC Christine M. Caddigan



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.)