

UNOFFICIAL COPY

DEED IN TRUST

(ILLINOIS)

THE GRANTORS,
ALPHONSO TOWNSEND and
STEPHANIE L. TOWNSEND,
of the County of COOK and
State of Illinois, for and in
consideration of Ten and No
Dollars, and other good and
valuable considerations in hand
paid, Convey and Warrant unto:

“Stephanie L. Townsend and
Alphonso Townsend, Trustees,
or their successors in interest, of the Townsend Living Trust dated June 6, 2019, and any
amendments thereto,” and any amendments thereto,” of 10656 S. Oakley, Chicago, IL
60645 the following described real estate, to wit:

SEE ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 25-18-123-024-0000 and 25-18-123-025-0000

Address of Real Estate: 10656 S. Oakley, Chicago, IL 60645

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 are hereby granted to said trustee to improve, manage, protect
and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 in 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



1931255267D

Doc# 1931255267 Fee \$88.00

STAMP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2019 02:17 PM PG: 1 OF 6

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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.

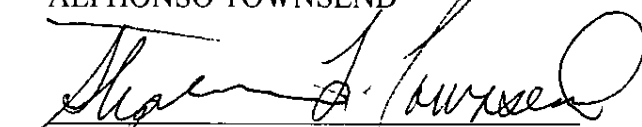
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced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

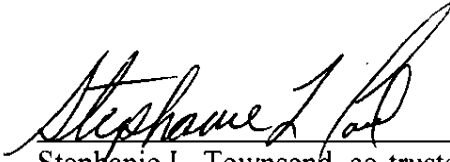
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. In Witness Whereof, the grantors aforesaid have set their hand and seal on this 5th day of June 2019.


ALPHONSO TOWNSEND

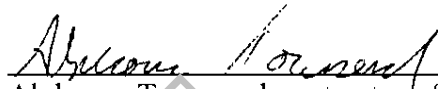

STEPHANIE L. TOWNSEND

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WE, GRANTEE TRUSTEES, ACCEPT AND CONSENT TO THIS CONVEYANCE OF SAID REAL ESTATE INTO the Townsend Living Trust dated June 6, 2019



Stephanie L. Townsend. co-trustee of the Townsend Living Trust dated June 6, 2019



Alphonso Townsend. co-trustee of the Townsend Living Trust dated June 6, 2019


State of ILLINOIS

County of ~~DUPAGE~~ COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALPHONSO TOWNSEND and STEPHANIE L. TOWNSEND, GRANTORS and Stephanie L. Townsend and Alphonso Townsend, Trustees of the Townsend Living Trust dated June 6, 2019, GRANTEEES, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 on this 6th day of June, 2019.

Commission expires: 7/13/20


NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: 6/6/19

Signature: 



PREPARED BY/MAIL TO:
Lisa M. Gaspero
Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Suite 1022
Downers Grove, IL 60515

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SEND SUBSEQUENT TAX BILLS TO:


Townsend Living Trust

10656 S. Oakley

Chicago, IL 60645

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Oct-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
25-18-123-025-0000		20191001619901 1-292-824-160	

REAL ESTATE TRANSFER TAX		17-Oct-2019	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
25-18-123-025-0000		20191001619901 0-827-223-648	

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

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EXHIBIT A

LOTS 10 AND 11 IN BLOCK 5 IN AUGUST JERNBERG'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 7 | 25 | 2019

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

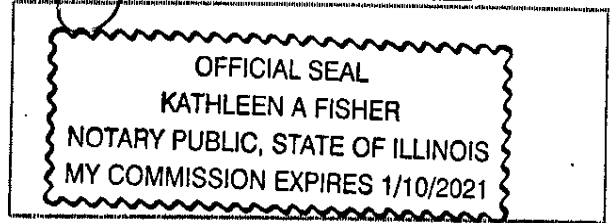
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): LI SA GIBSON

On this date of: 7 | 25 | 2019

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 7 | 25 | 2019

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

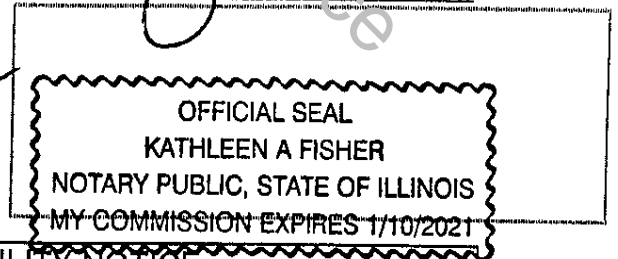
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): LISA CASPERO

On this date of: 7 | 25 | 2019

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)