

UNOFFICIAL COPY

PREPARED BY:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467

MAIL TAX BILL TO:

Christopher L. Grunow, co-Trustee
4409 Joliet Avenue
Lyons, Illinois 60534

MAIL RECORDED DEED TO:

Michael T. Huguelet, PC
10723 West 159th Street
Orland Park, IL 60467



Doc# 1931846117 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2019 10:19 AM PG: 1 OF 4

DEED IN TRUST

THE GRANTOR(S), Christopher L. Grunow and Karin M. Grunow, husband and wife, of the Village of Lyons, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars, (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to Christopher L. Grunow and Karin M. Grunow, or their successors, as co-trustees under the Christopher L. Grunow and Karin M. Grunow Living Trust, dated October 23, 2019, and any amendments thereto, GRANTEES, of 4409 Joliet Avenue, Lyons, Illinois, 60534 ownership of the marital residence located in Cook County, Illinois to be held as Tenants by the Entirety and not as Joint Tenants nor as Tenants in Common pursuant to 765 ILCS 1005/1c and 735 ILCS 5/12-112 to wit:

LOT 83 (EXCEPT THE SOUTH 21.47 FEET THEREOF) IN MEYER'S SECOND ADDITION TO RIVER HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 1, TOWN 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 4409 Joliet Avenue, Lyons, Illinois 60534
PIN: 18-01-308-057-0000

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF SUB-PARAGRAPH (e) OF THE REAL ESTATE TRANSFER TAX ACT (S.H.A. 35 ILCS 200/31-45e).

SIGNED: Michael T. Huguelet
Michael T. Huguelet

DATED: 10/23/2019

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

REAL ESTATE TRANSFER TAX		14-Nov-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

18-01-308-057-0000 | 20191001625321 | 1-672-524-128

UNOFFICIAL COPY

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

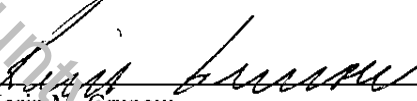
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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.

The grantors have signed this deed on October 23, 2019.



Christopher L. Grunow




Karin M. Grunow

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Christopher L. Grunow and Karin M. Grunow, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: October 23, 2019



Notary Public

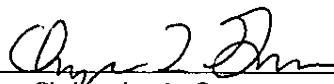


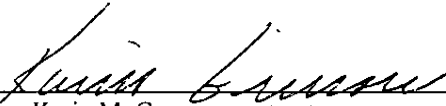
UNOFFICIAL COPY

ACCEPTANCE BY TRUSTEE

By and through our execution hereof, we as co-trustees of the Christopher L. Grunow and Karin M. Grunow Living Trust dated October 23, 2019, do hereby accept the foregoing conveyance as required pursuant to 760 ILCS 5/6.5.

Christopher L. Grunow and Karin M. Grunow Living Trust
dated October 23, 2019

By: 
Christopher L. Grunow, co-trustee

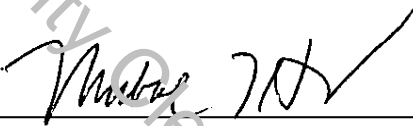
By: 
Karin M. Grunow, co-trustee

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Christopher L. Grunow and Karin M. Grunow, as co-trustees of the Christopher L. Grunow and Karin M. Grunow Living Trust dated October 23, 2019 personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: October 23, 2019


Notary Public




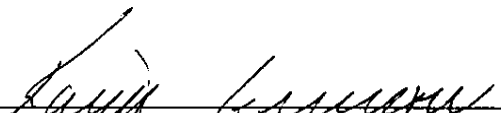
UNOFFICIAL COPY

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: October 23, 2019.

Signature: 
Christopher L. Grunow

Signature: 
Karin M. Grunow


Subscribed and sworn to before me by the said Grantor this 23rd day of October, 2019.





Notary Public

The grantee 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.

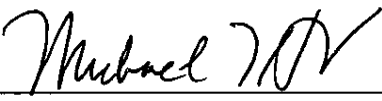
Dated: October 23, 2019.

Signature: 
Christopher L. Grunow

Signature: 
Karin M. Grunow

Subscribed and sworn to before me by the said Grantee this 23rd day of October, 2019.




Notary Public

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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).