## **UNOFFICIAL COPY**

## DEED IN TRUST ILLINOIS

THE GRANTORS, FRITZ AND SUZANNE KLOESS, a married couple LaGrange Park, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand Paid, Conveys and Quit Claims unto FRITZ AND SUZANNE KLOESS TRUST DATED, March 15, 2019, (hereafter referred to as the "Trust"), said trustee and their successors in trust being the party of the second part and being sometimes hereafter referred to as the "trustee", regardless of the number of trustees, the following described real estate, situated in Cook County, Edinois, towit:

See Attached Rider.

Permanent Real estate index number:

15-33-222-006-0000

Address:

817 Beach,

LaGrange Park, Illinois

\*1933006097\*

Joc# 1933006097 Fee \$88.00

HHSP FEE: \$9.00 RPRF FEE: \$1.00
IDHARD M. MOODY
LOOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2019 12:40 PM PG: 1 OF 4

To Have and to Hold the said premises together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoove of the said party of the second part, and unto every successor or successors in trust under said Trust, FORE VLR.

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, nuthways or alleys; to vacate any subdivision or part thereof, and to resub divide 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 authority vested in said trustee, to clonate, 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 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, or money borrowed or advanced on said

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## UNOFFICIAL CO

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, trustee 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 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 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 title, estate, rights, powers, authorities, duties and obligations of its, his, her or mair 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 grantor hereby expressly waives and releases 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 homestead, or its equivalent, from sale on execution or other vise.

In Witness Whereof, the said party of the first part, has hereunto set their hands and seals this State of Illinois )

)SS **Cook County** 

I, the undersigned, a Notary Public in and for said county and state, do he eby certify FRITZ AND SUZANNE KLOESS., 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 to a she signed, sealed and delivered said instrument as her 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 15 day of March , 2019

> MA COMMISSION EXDIBES 134 NOTARY PUBLIC - STATE OF ILLINOIS

> > CINDY 1 O'KEEFE

OFFICIAL SEAL

My Commission expires

Prepared by:

Cindy O'Keefe

72 S. LaGrange Rd. Ste 8 LaGrange, Illinois 60525 708-387-9541

**Notary Public** 

CINDY J O'KEEFE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/09/21

OFFICIAL SEAL

72 S. LaGrange Rd. Ste 8 LaGrange, Illinois 60525

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## **UNOFFICIAL COPY**

# Rider

Permanent Real estate index number:

15-33-222-006-0000

Address:

817 Beach Ave

LaGrange, Illinois

LOT 15 IN BLOCK 12 IN H.O. STONE AND COMPANY'S ADDITION TO LAGRANGE, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33 TOWNSHIP 39 NORTH, RANGE 12 EAST CF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER  15-33-222-006-0000	COUNTY: ILLINOIS: TOTAL:   20191001608413	2F Nov-2019 0.00 0.750 0.00 0.043-866-464	
			Ollniz Clert's Office

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## **UNOFFICIAL COPY**

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### **GRANTOR SECTION**

The <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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 and hold title to real estate under the laws of the State of Illinois

partnership authorized to do business or acquire and hold title to r	eal estate in Illinois, or another entity recognized			
as a person and authorized to do business or acquire and hold title	e to real estate under the laws of the State of Illinois.			
DATED: 3 1/5 , 20/9	SIGNATURE: GRANTOR or AGENT			
GRANTOR NOTARY SECTION: The below section is to be completed by the	he NOTARY who witnesses the GRANTOR signature.			
Subscribed and swor 110 before me, Name of Notary Public:	<u> </u>			
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW			
On this date of: 3 15 120 19  NOTARY SIGNATURE: 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	OFFICIAL SEAL CINDY J O'KEEFE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/09/21			
GRANTEE SECTION				
The <b>GRANTEE</b> or her/his agent affirms and verifies that the name of the <b>GRANTEE</b> shown on the deed or assignment				
of beneficial interest (ABI) in a land trust is either a natural person.	, are l'impis corporation or foreign corporation			
authorized to do business or acquire and hold title to real estate in	ı Illinois, a partnership authorized to do business or			
acquire and hold title to real estate in Illinois or other entity recogn	nized as a person and authorized to do business or			
acquire and hold title to real estate under the laws of the State of I	Illinois.			
DATED: 3 1/J 1, 20/5	SIGNATURE: Alle			
	GRANTEE or AGENT			
GRANTEE NOTARY SECTION: The below section is to be completed by the	he NOTARY who witnesses the GRANTF as mature.			
Subscribed and sworn to before me, Name of Notary Public:				
By the said (Name of Grantee): Aller 6 Keefe	AFFIX NOTARY STAMP BELOW			
On this date of: 3 /5 , 20/9  NOTARY SIGNATURE: Circle (1997)	OFFICIAL SEAL CINDY J O'KEEFE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/09/21			

### **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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)